



City of Charleston

BOARD OF ZONING APPEALS-ZONING

November 16, 2021

5:15 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/bza-z

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

Zoom Meeting Protocol

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation
- Staff presents application and City's recommendation. Staff will control slide presentation
- Staff announces comments received and whether anyone has signed up to speak
- Applicant, after being sworn in, will be allowed to present their application if opposition or questions are raised, followed by public comments from pre-registered attendees in favor. Each speaker will be sworn in before speaking. Each speaker should state their name and address for the record.
- Staff then recognizes registered attendees for public comments in opposition. Each speaker will be sworn in. Each speaker should state their name and address for the record.
- Staff then recognizes the applicant for a short rebuttal before Chair closes public comments and begins Board discussion

Providing Comment:

- People who sign up to speak prior to the 12 noon deadline will be called on when it is your turn to speak and your microphone will be enabled. You may only speak once on each item.
- Your microphone will be disabled after you are finished speaking.

Board of Zoning Appeals-Zoning

Your Board of Zoning Appeals-Zoning Members are:

Michael Robinson - Chair	Howell Morrison
John Bennett	Robben Richards
Allison Cannon Grass	Geiza Vargas-Vargas
Walter Jaudon	

Your City of Charleston Staff are:

Lee Batchelder, <i>Zoning Administrator</i>	Pennye Ashby, <i>Senior Planner</i>
Scott Valentine, <i>TRC Coordinator</i>	Vanessa Ellington, <i>Clerk</i>

The Board of Zoning Appeals—Zoning has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Zoning

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Agenda Item #A-1

Approval of November 2, 2021 BZA-Z Minutes
(click on link below)

<https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/11022021-6984>

Agenda Item #B-1

510 AND 502 KING STREET

(CANNONBOROUGH/ELLIOTBOROUGH)

TMS# 460-12-02-017, 018, 019 AND 021

Request first one-year extension of a vested right, that expires on January 21, 2022, pursuant to Sec. 54-962. Vested right pertains to a variance granted from Sec. 54-220 on January 21, 2020 with conditions for a full service 200-unit accommodations use in MU-2/WH/GB/LI-A zone districts.







City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: November 16, 2021
 Property Address 510 & 502 King Street TMS # 460-12-02-017
460-12-02-018
460-12-02-019
460-12-02-021

Property Owner Charleston OZ Site 1, LLC; Charleston Site 2, LLC Daytime Phone _____

Applicant Eric Seid Daytime Phone 561-869-3757

Applicant's Mailing Address 110 East Atlantic Ave., Suite 320, Delray Beach, FL 33444

E-mail Address EricS@otterconsulting.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Authorized Representative

Zoning of property MU2WH / GB / LI

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
☒ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 10/6/2021

For office use only
 Date application received _____ Time application received _____
 Staffperson _____ Fee \$ _____ Receipt # _____

BZA-Z Application (continued)

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

N/A

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

Requesting a 1-year extension to the property owner's vested rights pursuant to Article 9, Section 54-962 of the Zoning Ordinance for Charleston, SC.

No changes made since submission of previously approved application. (Enclosed with this application.)

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



City of Charleston

PROPERTY LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

510 AND 502 KING STREET (CANNONBOROUGH/ELLIOTBOROUGH) (460-12-02-017, 018, 019 AND 021)
Request special exception under Sec. 54-220 to allow a full service 200-unit accommodations use in a MU-2/WH/GB/LI-A (Mixed-Use, General Business, Light Industrial) zone districts.

Special Exception Request

The Board of Zoning Appeals-Zoning held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

☐ **DENIED.** The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

☒ **APPROVED.** The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any:

Condition that City Council adopts Ordinance correctly surmounts error 7th

Date issued: 11/21/20 Chairman [Signature]

Order on Variance Request

The Board of Zoning Appeals-Zoning held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

☐ **DENIED.** The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

☒ **APPROVED.** The Board concludes that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any:

Date issued: _____ Chairman _____

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



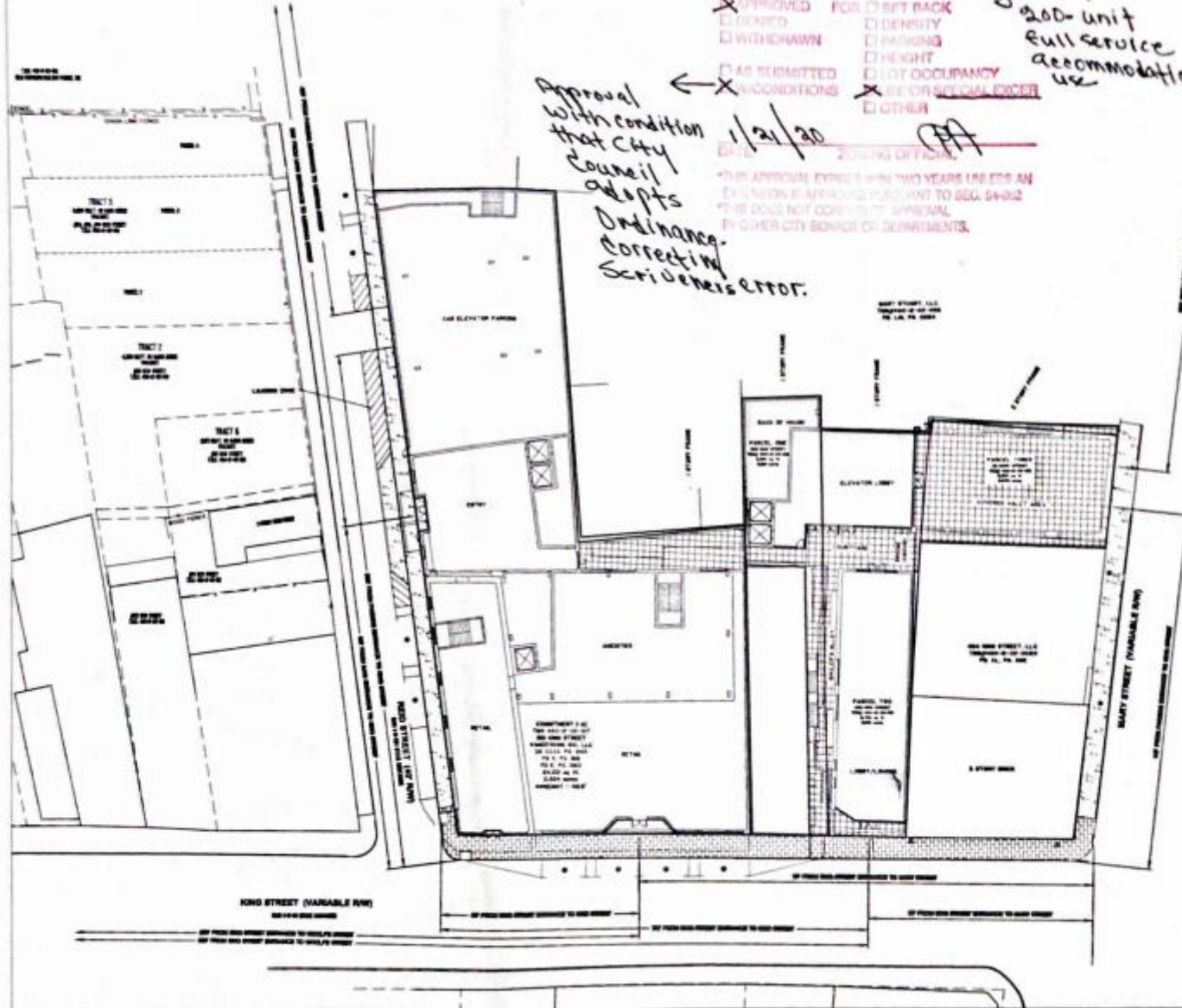
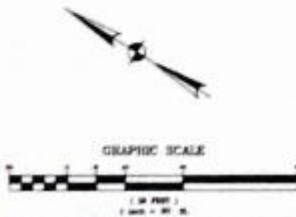
VICINITY MAP
SCALE: 1" = 100'

PROJECT INFORMATION

OWNER	GLOBAL R.E. GROUP, LLC 200 KING STREET CHARLOTTE, NC 28202 PH: 433.4104
DESIGNER	THOMAS & HUTTON 4800 CHARLOTTE AVENUE, SUITE 100 NORFOLK, VA 23502 PH: 757.644.1000
ARCHITECT	STEVENS & STEVENS, LLC 100 WEST TAYLOR STREET SPRINGFIELD, VA 22150 PH: 703.294.2000
HAZARDOUS	CHARLOTTE-HAZARDOUS 100 W. PHILIP STREET CHARLOTTE, NC 28202 PH: 703.400.0000
ENGINEER	CHARLOTTE-HAZARDOUS 100 W. PHILIP STREET CHARLOTTE, NC 28202 PH: 703.400.0000
TOTAL AREA	40.87 ACRES
BASE CORNER	100 W. & 100 N. 1
TAX MAP NUMBER	400-13-02-017, 400-13-02-018, 400-13-02-019, 400-13-02-020
PLANNING	4-000-13-02-021

PARKING SUMMARY TABLE

DESCRIPTION	NO. OF	PARKING REQUIRED
ACCOMMODATIONS	200	200
STREET	100	100
TOTAL	300	300
PARKING PROVIDED		
STREET	100	100
LOT	200	200
TOTAL	300	300



Approval
with condition
that City
Council
adopts
Ordinance
Correcting
Scribers error.

BOARD OF ZONING APPEALS — ZONING
ADDRESS 310 and 502 King Street
APPROVED FOR ☒ SET BACK ☐ DENSITY ☐ PARKING ☐ HEIGHT ☐ LOT OCCUPANCY ☐ SIGN OR SPECIAL EXCISE ☐ OTHER
DATE 1/21/20 ZONING OFFICIAL PAH
*THIS APPROVAL EXPIRES WITH TWO YEARS UNLESS AN
EX-1500 IS APPROVED PURSUANT TO SEC. 54-202
*IT IS NOT CONSIDERED AN APPROVAL
BY OTHER CITY BODIES OR DEPARTMENTS.

200-unit
Full service
accommodations
use

THOMAS
&
HUTTON

4800 JENNIFER DRIVE, SUITE 100
NORFOLK, VA 23502 • 757.644.1000
www.thomashutton.com

GLOBAL R.E. GROUP, LLC.
CHARLOTTE, NC

310/502 KING STREET

GENERAL DEVELOPMENT PLAN

GDP

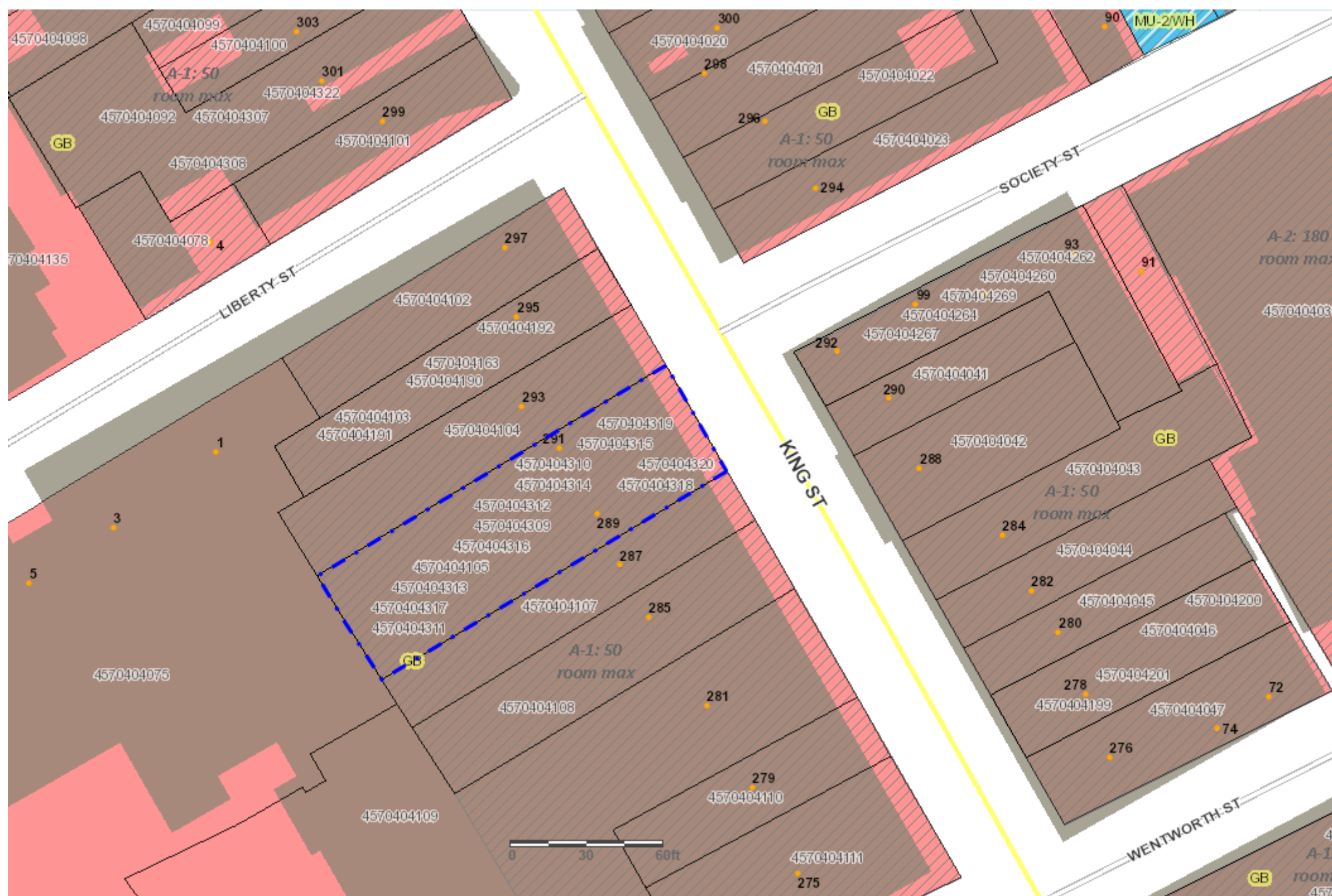
Agenda Item #B-2

289-291 KING STREET

TMS # 457-04-04-105, 309-320

Request fourth one-year extension of a vested right that expires on December 31, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-110 to allow a change to non-conforming multi-family residential units; by enlarging the habitable space from 11,125sf to 13,120sf; and variance granted from Sec. 54-306 to allow additions (clerestory window) with a 62-ft. height and stairwell/railing) with a 57.4-ft. height on October 15, 2015 in a GB-A (General Business) zone district.







Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☒ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: NOV. 16 2021

Property Address 289 KING ST (AND 291 KING) TMS # 4457-04-04-105; 309-320

Property Owner KING & SOCIETY Daytime Phone _____

Applicant NEIL STEVENSON ARCHITECTS (AMY KAY STONEY) Daytime Phone 843-853-8800

Applicant's Mailing Address 680 KING ST. SUITE B CHAS SC 29403

E-mail Address amy@neilstevensarchitects.com

Relationship of applicant to owner (same, representative, prospective buyer, other) DESIGN ARCHITECT

Zoning of property GB-RESIDENTIAL

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☒ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Amy Kay Stoney Date 10/19/2021

For office use only		
Date application received	Fee \$	Time application received
Staffperson		Receipt #

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

REQUEST ONE YEAR EXTENSION OF PRIOR APPROVAL

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

REQUEST 3RD ONE YEAR EXTENSION OF PRIOR APPROVAL

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS — ZONING

ADDRESS 289-291 King Street

☒ APPROVED FOR: ☐ SET BACK
☐ DENIED ☐ DENSITY
☐ WITHDRAWN ☐ PARKING
☐ HEIGHT
☒ AS SUBMITTED ☐ LOT OCCUPANCY
☐ W/CONDITIONS ☐ USE/OR SPECIAL EXCER
☒ OTHER

12/1/20
DATE

PA
ZONING OFFICIAL

3rd one-year extension
to expire on 12/31/2021

*THIS APPROVAL EXPIRES WITHIN TWO YEARS UNLESS AN
EXTENSION IS APPROVED PURSUANT TO SEC. 54-962
 *THIS DOES NOT CONSTITUTE APPROVAL
BY OTHER CITY BOARDS OR DEPARTMENTS.

RECEIVED

OCT 31 2019

RESIDENTIAL RENOVATION

289-291 KING STREET
CHARLESTON, SOUTH CAROLINA 29401

BOARD OF ZONING APPEALS — ZONING

ADDRESS 289-291 King Street

☒ APPROVED FOR: ☐ SET BACK
☐ DENIED ☐ DENSITY
☐ WITHDRAWN ☐ PARKING
☐ HEIGHT
☒ AS SUBMITTED ☐ LOT OCCUPANCY
☐ W/CONDITIONS ☐ USE/OR SPECIAL EXCER
☐ OTHER

10/20/15
DATE

PA
ZONING OFFICIAL

*THIS APPROVAL EXPIRES WITHIN TWO YEARS UNLESS AN
EXTENSION IS APPROVED PURSUANT TO SEC. 54-962
 *THIS DOES NOT CONSTITUTE APPROVAL
BY OTHER CITY BOARDS OR DEPARTMENTS.



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Agenda Item #B-3

80 ASHLEY AVENUE

(HARLESTON VILLAGE)

TMS # 457-03-04-068

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story) to a non-conforming building footprint that does not meet the required 6-ft. east side setback and 25-ft. rear setback)

Request variance from Sec. 54-301 to allow a storage shed addition with a 6-ft. side street setback, a 6-inch rear setback (25-ft. and 25-ft. required).

Zoned STR







City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Zoning Division office at 75 Calhoun Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 18 October, 2021

Property Address 80 Ashley Avenue TMS # 457-03-04-068

Property Owner Embee Consulting Inc. (prospective owners) Daytime Phone

Applicant Julia F Martin Architects Daytime Phone 843-577-3275

Applicant's Mailing Address 210 Rutledge Avenue, 2nd Floor

Charleston SC 29403 E-mail Address julia@martinarchitects.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Architect

Zoning of property STR

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☒ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☒ Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this Property, which is the subject of this Application, restricted by any recorded covenant, restriction, easement or other document that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? YES _____ NO ☒

Optional but **very helpful** information:

- ☒ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant  Date 18 OCT. '21

For office use only
 Date application received _____ Time application received _____
 Staffperson _____ Fee \$ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-110, Sec. 54-206, or sections in Article 5 (add as an attachment if necessary):

(See attached.)

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



80 ASHLEY AVENUE
REQUEST FOR A SPECIAL EXCEPTION
18 October, 2021 (for the 16 November hearing)

As Staff and Board Members are undoubtedly aware, the property at 80 Ashley Avenue is a historic gas station (ca. 1920s) in a state of deterioration.

Given the neighborhood dynamics regarding a potential commercial use at this location, our clients are approaching it as an adaptive re-use and intend to convert it to their primary dwelling, despite all the challenges that will entail.

They are aware that the property lies in a flood zone, and we will need to pursue a FEMA variance. They are also aware of the preservation and neighborhood sensitivities, and we've worked hard to create a dwelling that is reasonable (approx. 2400sf) and respectful of the existing structure.

Effective our proposal is to preserve the original masonry form by constructing a new wood framed structure within the masonry walls at the 'garage bays'. The new structure will be further from the property line than the existing structure, but it will not meet required setbacks at the north and east property lines. At the north side the new wall will be approx. 1'-1" from the property line at its closest point, and at the east side the new wall will be approximately 9" from the property line at its closest point.

The new walls will rise to a gable roof, similar to the existing roof on the historic volume at the south. At the peak of the gable, the extended height is approximately 18'-2". The kneewalls on the east and west sides are between 5'-6" and 6'-8" above the height of the existing wall (not the piers, which are taller).

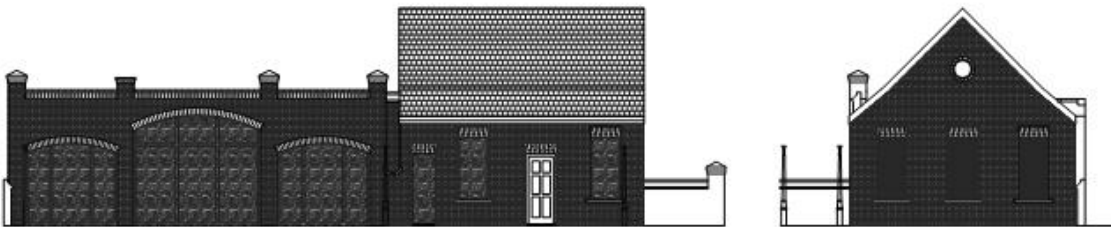
We believe this is a reasonable and relatively modest design solution for this difficult property. There is literally no other similar property in town that we're aware of, and we've done our best to introduce a vertical addition that is harmonious with and respectful of the existing historic fabric. At the same time we've attempted to create a comfortable dwelling that will accommodate our clients and their expectations.

We are mindful of the context and of adjacent neighbors' concerns. Our proposed overall height is in line with adjacent structures, and is a story less than what is permitted in this height district. While it doesn't meet prescribed setbacks, it reflects the traditional paradigm of development on the peninsula, with minimal setbacks on the 'secondary' sides of dwellings. The only new fenestration we are proposing on the east side is a dormer to provide light and egress to the bedroom in the existing attic space. The dormer will clear a 3' setback at the east side.

Aside from re-activating this long-suffering corner, this proposal will also allow for reduction in impervious ground coverage on the site, helping to alleviate flooding concerns.



CURRENT STREETVIEW



EXISTING SOUTH + WEST ELEVATIONS (FOR REFERENCE)



AERIAL VIEW

BZAZ REQUEST: SPECIAL EXCEPTION FOR VERTICAL EXTENSION
80 ASHLEY AVENUE
 CHARLESTON, SOUTH CAROLINA

TMS #: 457-03-04-068
 ZONING DISTRICT: STR
 GOVERNING CODE: IRC 2018
 FLOOD ZONE: AE (11); F.F. @ 4.95' PER SURVEY (ADJUSTED TO '88 DATUM)

SCOPE OF WORK:

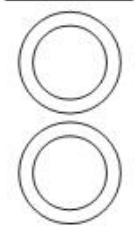
RENOVATION OF HISTORIC GAS STATION FOR CONVERSION TO SINGLE-FAMILY RESIDENCE; TO INCLUDE CONSTRUCTION OF NEW SECOND FLOOR ADDITION (VERTICAL EXTENSION) OVER EXISTING GARAGE BAYS WITH NEW SHED DORMER IF HISTORIC GABLE ROOF AND NEW GARDEN SHED.

DRAWING SCHEDULE:

- | | |
|-------|--|
| A-001 | TITLE + DRAWING SCHEDULE + EXISTING ELEVATIONS |
| A-002 | EXISTING CONDITIONS PHOTOS |
| A-003 | CONTEXT PHOTOS |
| A-004 | SANBORN MAPS + HISTORIC IMAGES |
| A-005 | EXISTING + PROPOSED SITE LAYOUT |
| A-101 | PROPOSED FLOOR PLANS |
| A-102 | PROPOSED ROOF PLAN |
| A-201 | PROPOSED ELEVATIONS |
| A-202 | PROPOSED SHED PLAN + ELEVATIONS |
| A-203 | 3D VIEWS + PROPOSED MATERIAL PALETTE |



ZONING MAP EXCERPT





VIEW OF SITE FROM ASHLEY AVENUE



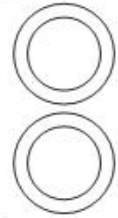
DETAIL VIEW OF SOUTH + WEST FACADES



DETAIL VIEW OF SOUTH + EAST FACADES



SITE WALL + GARAGE BAYS @ NORTH END OF SITE





CONTEXT ON WENTWORTH TO THE EAST (adjacent neighbor @ left)



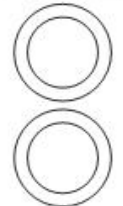
CONTEXT ON ASHLEY TO THE NORTH (note: neighboring property includes a 2-story workshop/guesthouse building that is immediately adjacent to garage bays @ 80 Ashley)



CONTEXT ON WEST SIDE OF ASHLEY AVENUE



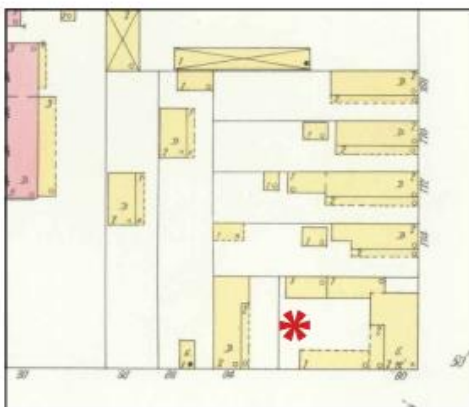
CONTEXT ON SOUTH SIDE OF WENTWORTH STREET



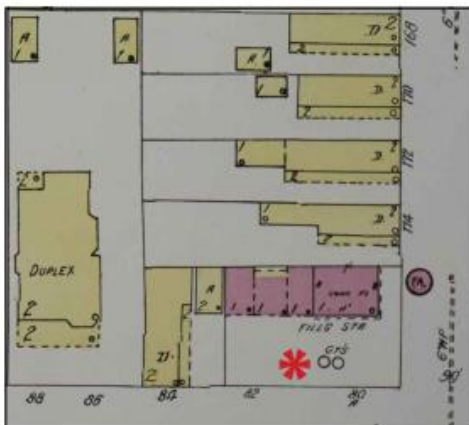
RESIDENTIAL RENOVATION + ADDITION AT
80 ASHLEY AVENUE
CHARLESTON SC 29401

PROJECT NO.: 2021-08
DATE: 12 OCT. 2021
DRAWN BY: EML/EFM
CHECKED BY: JFM

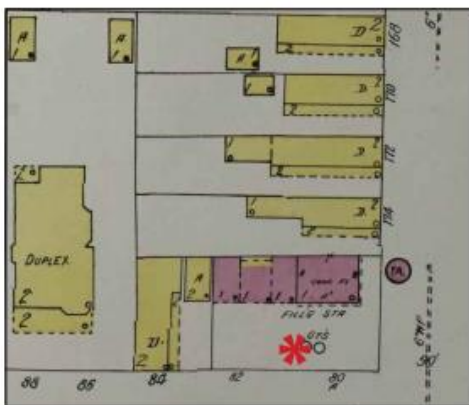
CONTEXT
PHOTOS
A-003



SANBORN MAP EXCERPT (1902)



SANBORN MAP EXCERPT (1944)



SANBORN MAP EXCERPT (1951)



CANTWELL'S GROCERY --ON SITE PRIOR TO SERVICE STATION (Historic Charleston Foundation)



HISTORIC PHOTO POST-INFILL OF CENTRAL BAY (Charleston History Before 1945)



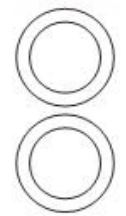
HISTORIC PHOTO PRE-INFILL OF CENTRAL BAY (Charleston History Before 1945)

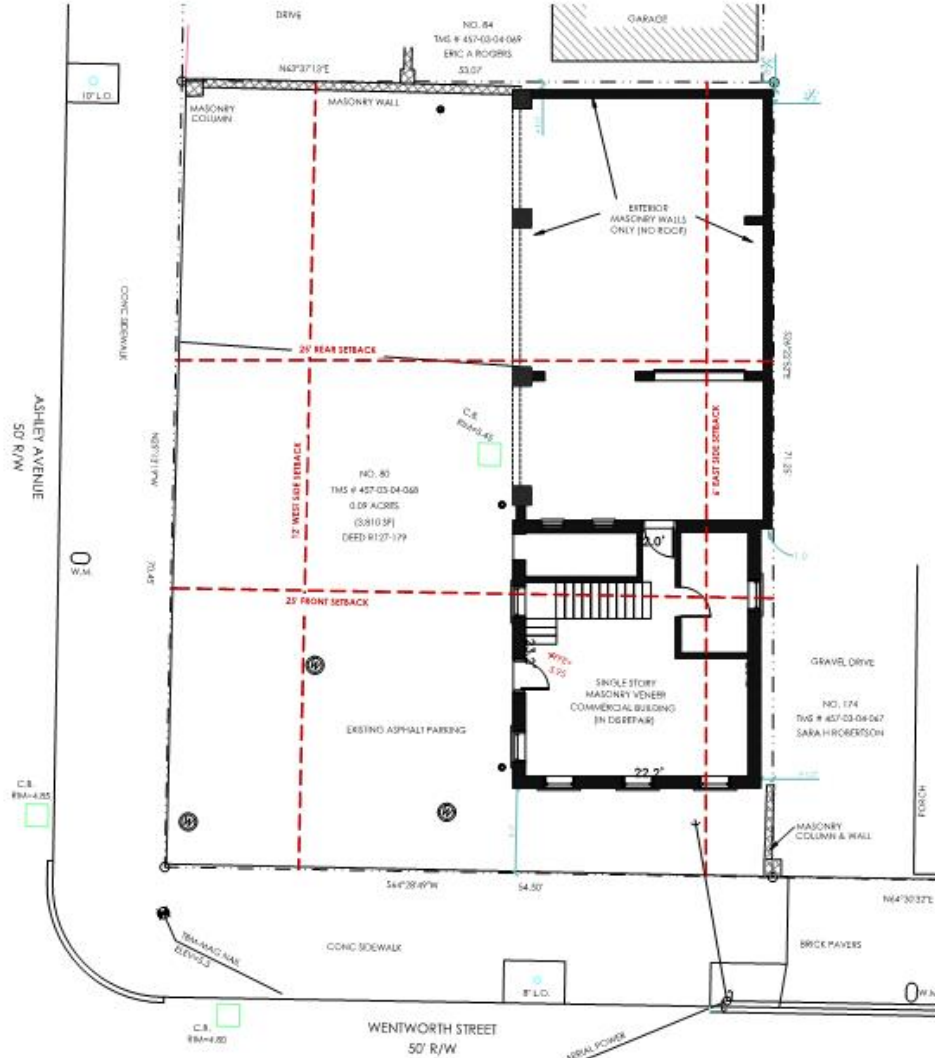


ADVERTISEMENT c. 1929 (Charleston History Before 1945)



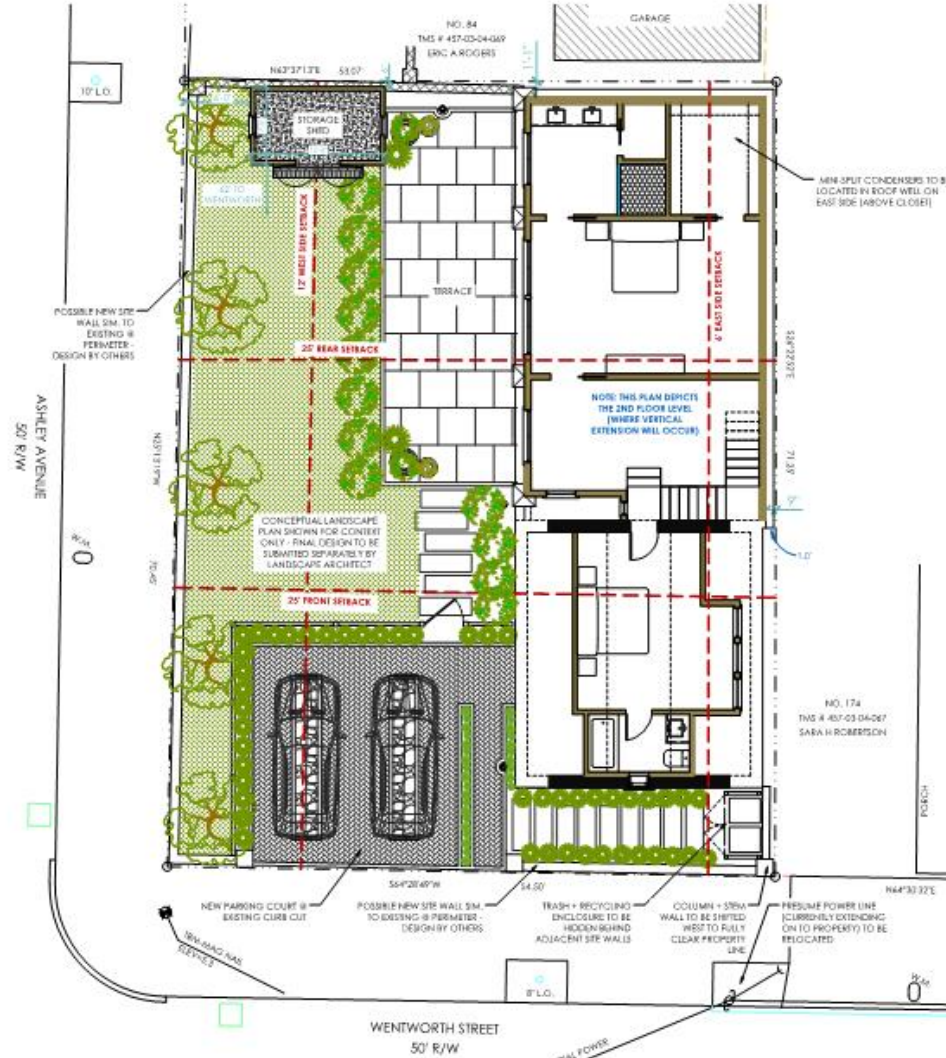
IMAGE c. 1999 (Historic Charleston Foundation)





EXISTING SITE LAYOUT

SCALE: 3/16" = 1'-0" (3/32" = HALF-SIZE)
 TOTAL FOOTPRINT - 1,404 SF
 LOT SF: 3,810 SF
 EXISTING LOT COVERAGE: = 36.8%



PROPOSED SITE LAYOUT

SCALE: 3/16" = 1'-0" (3/32" = HALF-SIZE)
 TOTAL FOOTPRINT, incl. steps/shed - 1,488 SF
 LOT SF: 3,810 SF
 PROPOSED LOT COVERAGE: = 39%

JFM
 ARCHITECTS

JULIA F. MARTIN
 #BRE011512
 2105 Rutledge Avenue, 2nd Floor
 Charleston, SC 29405
 P: 843.537.3275
 WWW.JULIAMARTINARCH.COM

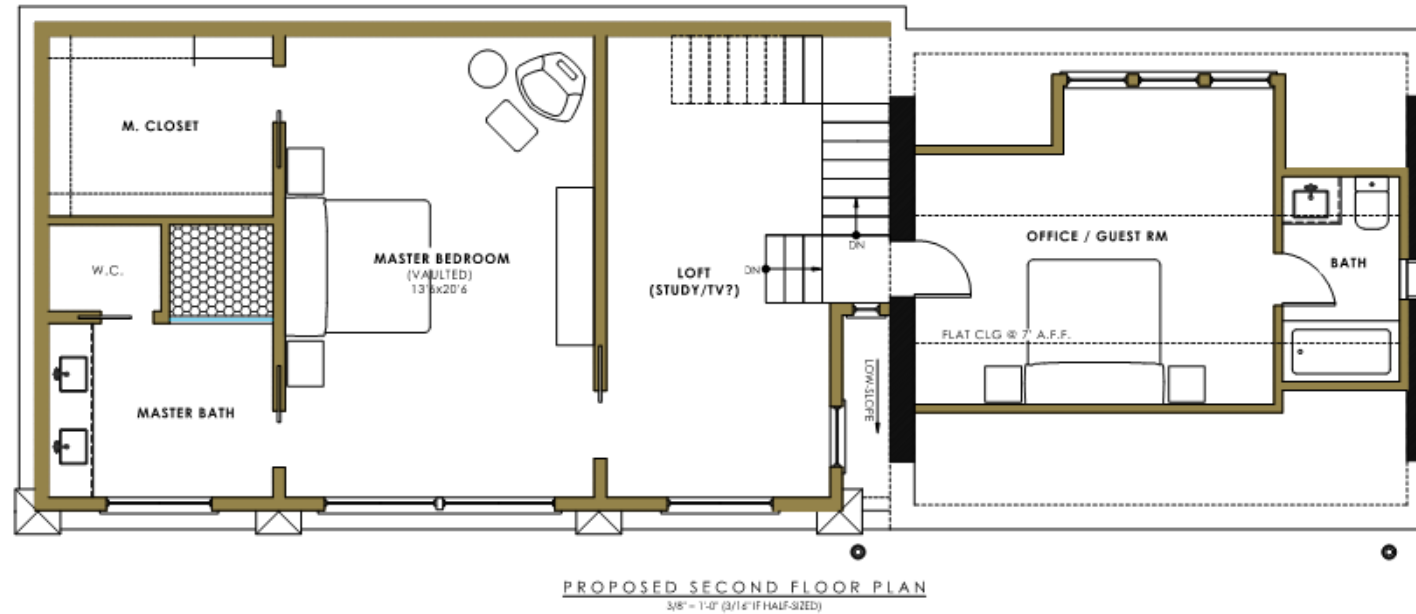
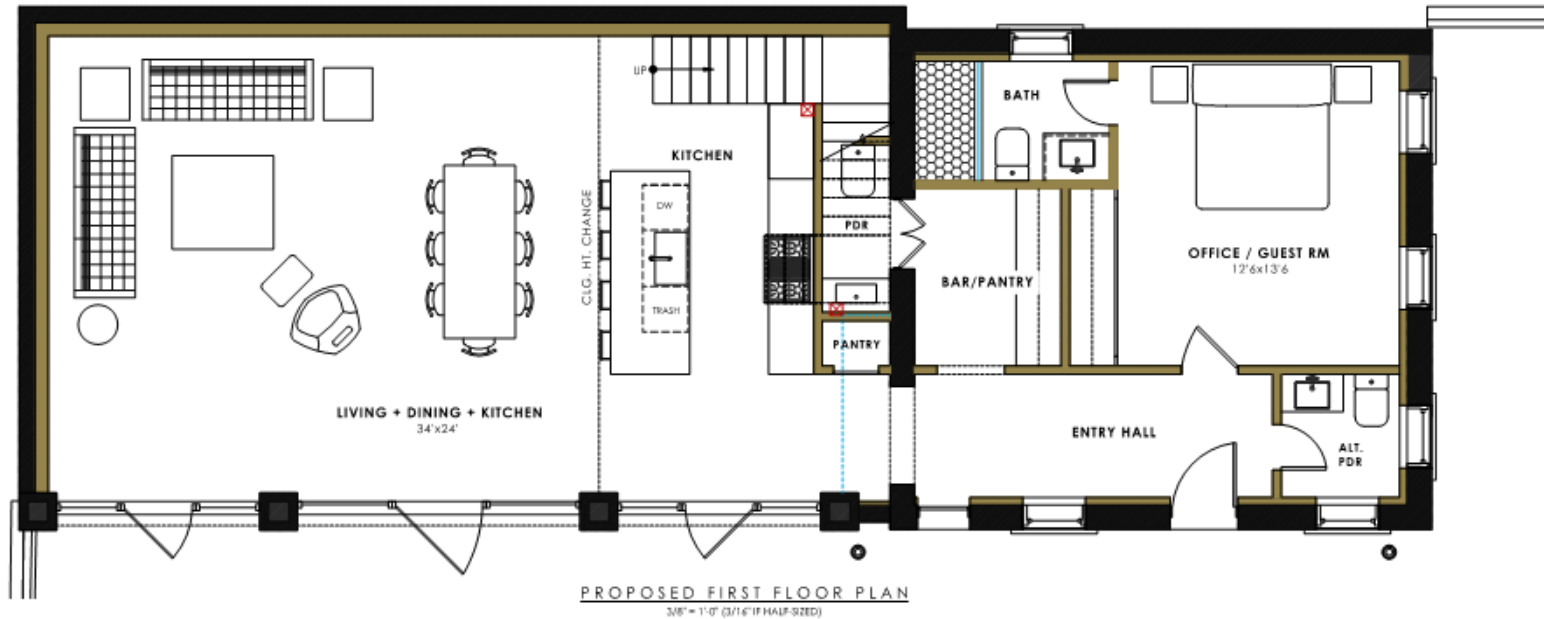
RESIDENTIAL RENOVATION + ADDITION AT
 80 ASHLEY AVENUE
 CHARLESTON SC 29401

PROJECT NO: 2021-09
 DATE: 12-OCT-2023
 DRAWN BY: ELL/JFM
 CHECKED BY: JFM

EXISTING +
 PROPOSED SITE
 PLAN

A-005

NOTE: ALL DIMENSIONS AND
CONDITIONS ARE APPROXIMATE.
FIELD MEASUREMENT =
VERIFICATION TO FOLLOW.



JFM
ARCHITECTS

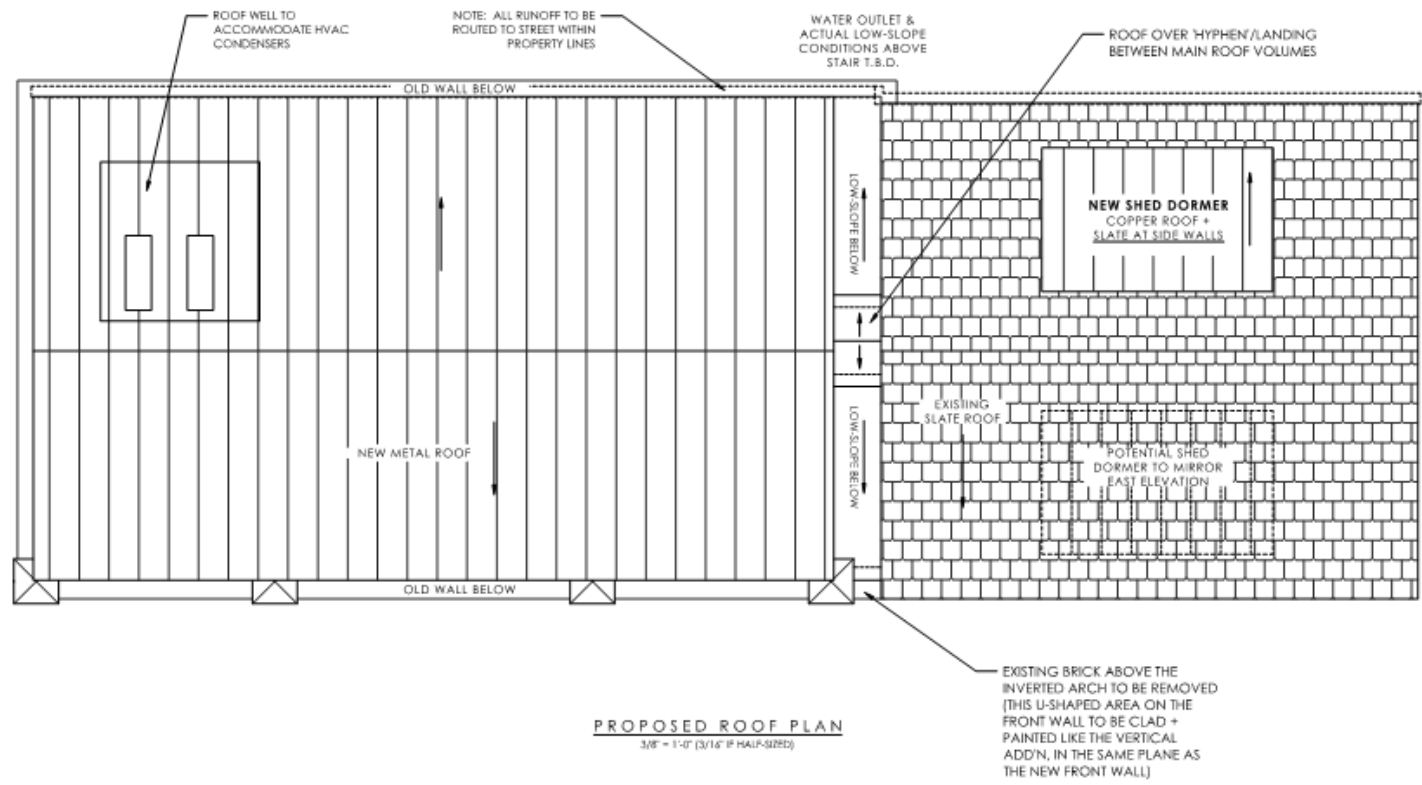
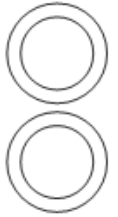
JULIA F. MARTIN
ARCHITECTS
210 Rutledge Avenue, 2nd Floor
CHARLESTON, SC 29401
P: 843.571.3075
WWW.JULIAMARTINARCHITECTS.COM

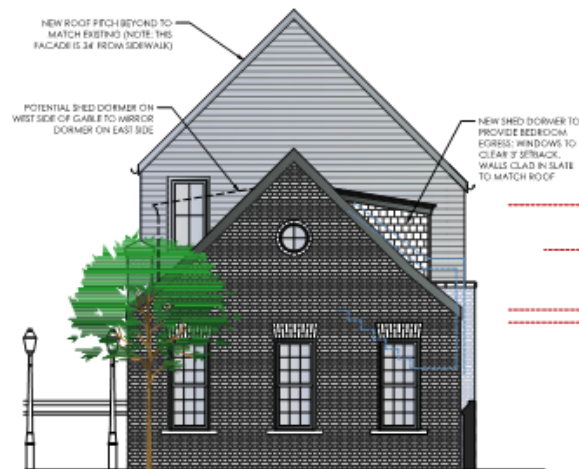
RESIDENTIAL RENOVATION + ADDITION AT
80 ASHLEY AVENUE
CHARLESTON SC 29401

PROJECT NO.: 2021-06
DATE: 13-OCT-2021
DRAWN BY: ERL/JP/M
CHECKED BY: JFM

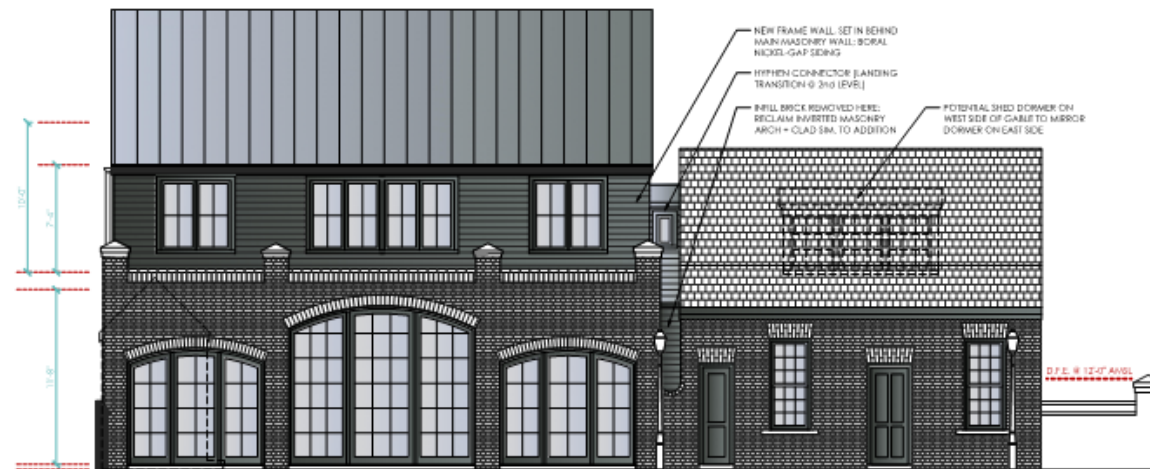
PROPOSED
FLOOR
PLANS

A-101

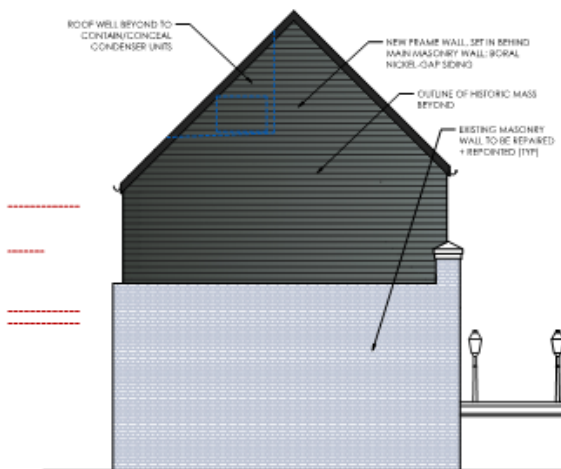


**PROPOSED SOUTH ELEVATION**

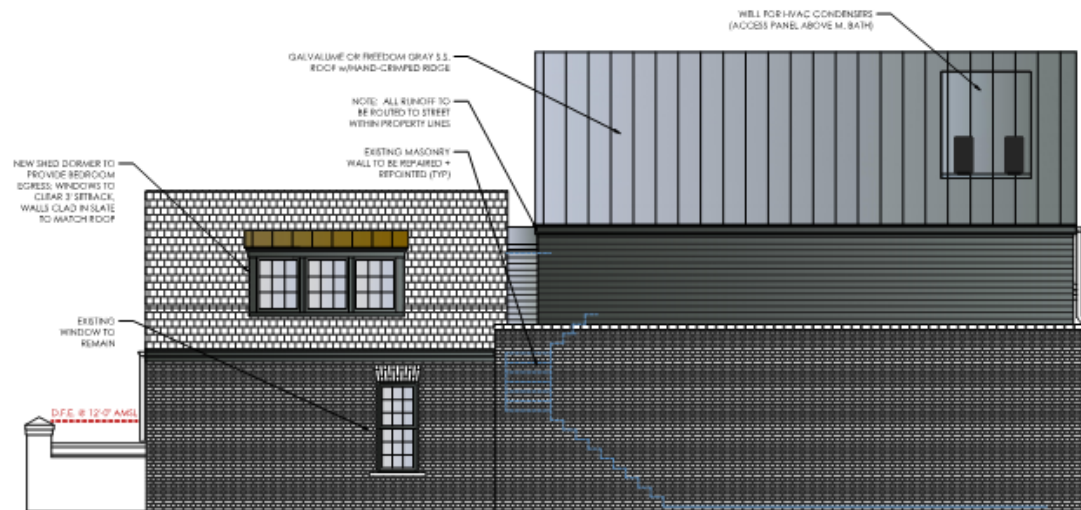
1/4" = 1'-0" (1/8" IF HALF-SIZED)

**PROPOSED WEST ELEVATION**

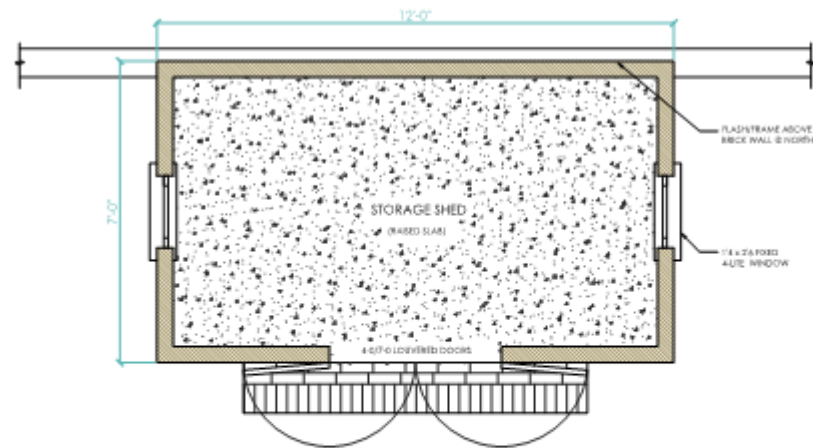
1/4" = 1'-0" (1/8" IF HALF-SIZED)

**PROPOSED NORTH ELEVATION**

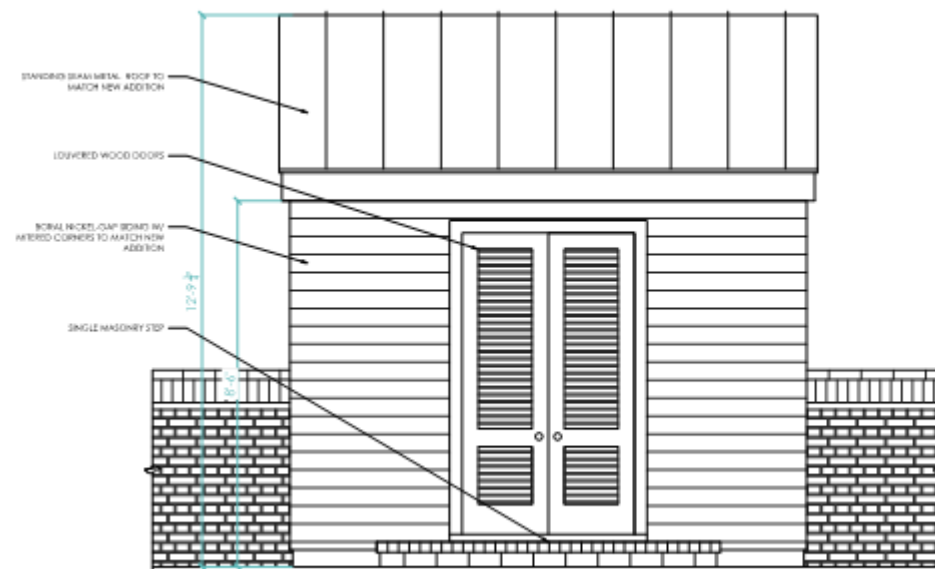
1/4" = 1'-0" (1/8" IF HALF-SIZED)

**PROPOSED EAST ELEVATION**

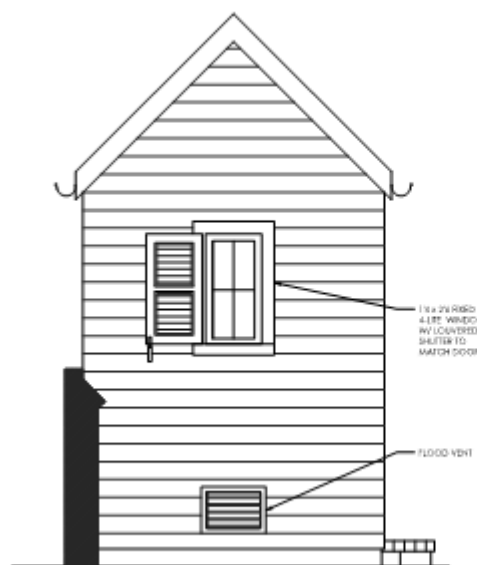
1/4" = 1'-0" (1/8" IF HALF-SIZED)



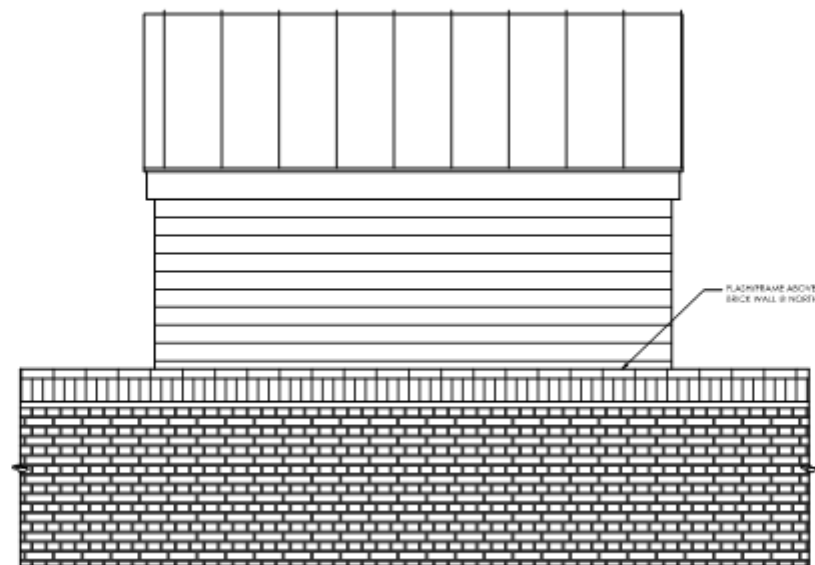
PROPOSED SHED PLAN + ELEVATIONS
3/4" = 1'-0" (3/8" IF HALF-SIZED)



SOUTH ELEVATION



WEST ELEVATION

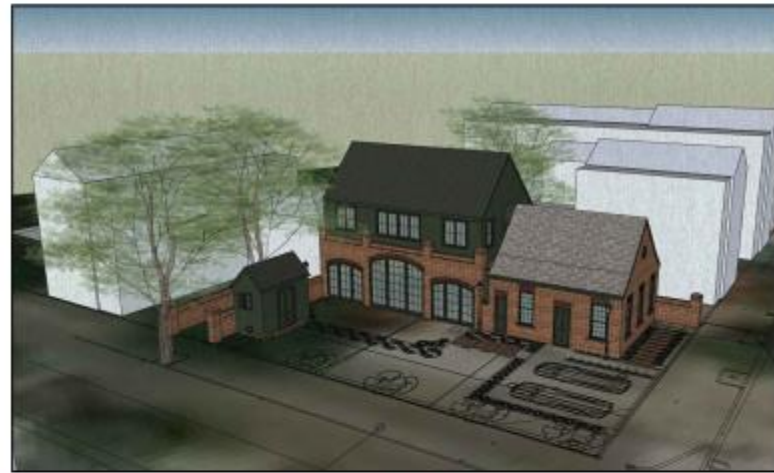


NORTH ELEVATION



EAST ELEVATION





CONCEPTUAL 3D VIEWS

MATERIAL PALETTE
@ NEW ADDITION



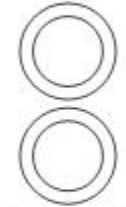
STANDING SEAM METAL ROOF



STEEL WINDOWS @ ARCHED OPENINGS



NICKEL GAP SIDING (MITERED CORNERS)



RESIDENTIAL RENOVATION + ADDITION AT
80 ASHLEY AVENUE
CHARLESTON SC 29401

PROJECT NO: 2021-10
DATE: 12/01/2021
DRAWN BY: ELLIOTT
CHECKED BY: JFM

3D VIEWS +
MATERIALS

A-203

Agenda Item #B-4

247 CONGRESS STREET

TMS # 460-07-01-103

(WESTSIDE)

Request use variance (after-the-fact) from Sec. 54-203 to allow 361sf of outdoor patron use area (roof top) for an existing restaurant use in a DR-2F (Diverse-Residential) zone district.

Request special exception under Sec. 54-511 to allow 361sf of outdoor patron use area (roof top) without providing required parking spaces (4 spaces required).

Zoned DR-2F







City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 11.16.21

Property Address 247 CONGRESS ST. TMS # 4600701103

Property Owner HAROLD'S CABIN Daytime Phone 843.793.4440

Applicant JAY WHITE, AIA, LIOLLIO ARCHITECTURE Daytime Phone 832.762.2222

Applicant's Mailing Address 1640 MEETING STREET ROAD, SUITE 202

CHARLESTON, SC 29405 E-mail Address JAY@LIOLLIO.COM

Relationship of applicant to owner (same, representative, prospective buyer, other) REPRESENTATIVE

Zoning of property DR-2F

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES or NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
☒ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 10.18.21

For office use only

Date application received _____ Fee \$ _____ Time application received _____
Staffperson _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

APPROVAL OF PATRON SEATING ON ROOF. SEE ATTACHED DOCUMENTATION.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



247 CONGRESS STREET
TMS 46000701103

BZA-Z APPLICATION 10.18.21

TABLE OF CONTENTS

PAGE	TITLE
3	NARRATIVE
4	SITE PLAN
5	FIRST FLOOR PLAN
6	SECOND FLOOR PLAN
7	AERIAL PHOTOGRAPHS
9	STREET LEVEL PHOTOGRAPHS
12	ROOFTOP PHOTOGRAPHS
14	INTERIOR PHOTOGRAPHS
16	LOCATION MAP for LETTERS OF SUPPORT
18	LETTERS OF SUPPORT

Board of Zoning Appeals - Zoning
City of Charleston
2 George Street, Suite 3800
Charleston, SC 29401

RE: Harold's Cabin, 247 Congress St.

Dear Members of the Board of Zoning Appeals - Zoning,

In 2014, the owners of 247 Congress Street sought approval to establish a restaurant within a derelict corner store at the intersection of Congress and President Streets. Once a thriving corner grocery serving the Westside and Hampton Park Terrace neighborhoods, the building had stood empty for over a decade when they made their application. That effort was successful, and on April 9th, 2016, Harold's Cabin opened its doors to a community eager for family-friendly dining options within walking distance of their homes.

That BZA-Z approval stipulated no outside dining, out of concern that the establishment might disrupt the neighborhoods of the upper peninsula. This application requests that the BZA reconsider the original prohibition against outside dining, based upon the following considerations.

REPUTATION & TRACK RECORD

Since that 2016 opening, the business has operated conscientiously in its residential setting, developing a well-deserved reputation for neatness, orderliness, and courtesy. By all accounts, they have been an excellent neighbor to the residents of the Westside, Hampton Park Terrace, Wagener Terrace, and North Central neighborhoods. It is no coincidence that real estate listings in the area frequently tout their proximity to "The Cabin." In the years since their opening, we are not aware of any neighbor complaints against the restaurant for noise, parking, traffic, trash, hours of operation, or any other disruption.

The Cabin had voluntarily remained closed for 18 months due to COVID-19, reopening on Thursday, September 16th. The management added a small amount of patron seating on the roof at that time. This condition existed for approximately two weeks until the city notified the management that they must first obtain official approval through BZA-Z. During that time, no neighbors voiced concerns over the outdoor seating. The original concern voiced by city staff - noise from patrons - was a reasonable precaution at the time. However, neighborhood disruptions have been avoided by the conscientious management of the business. With this proven track record, Harold's Cabin would like to include rooftop outdoor dining in their operations.

HEALTH CONSIDERATIONS

As part of their COVID-conscious reopening plan, the Cabin placed outdoor seats on the rooftop areas of the building as a replacement for reduced seating within the dining rooms. Pre-COVID, the restaurant provided 77 total seats. They could provide 76 if the roof is included.

NEIGHBORHOOD SUPPORT

This application includes an impressive show of support from immediate neighbors and nearby residents, for the board's consideration. The attached letters of support were the first to arrive, and we expect several more over the next few weeks. We will continue to communicate with the neighborhoods, and intend to consult with the Westside and Hampton Park Terrace neighborhood associations at their next availability. As you can see, the Cabin enjoys good relationships with its neighbors, and the residents, in turn, enjoy their neighborhood restaurant.

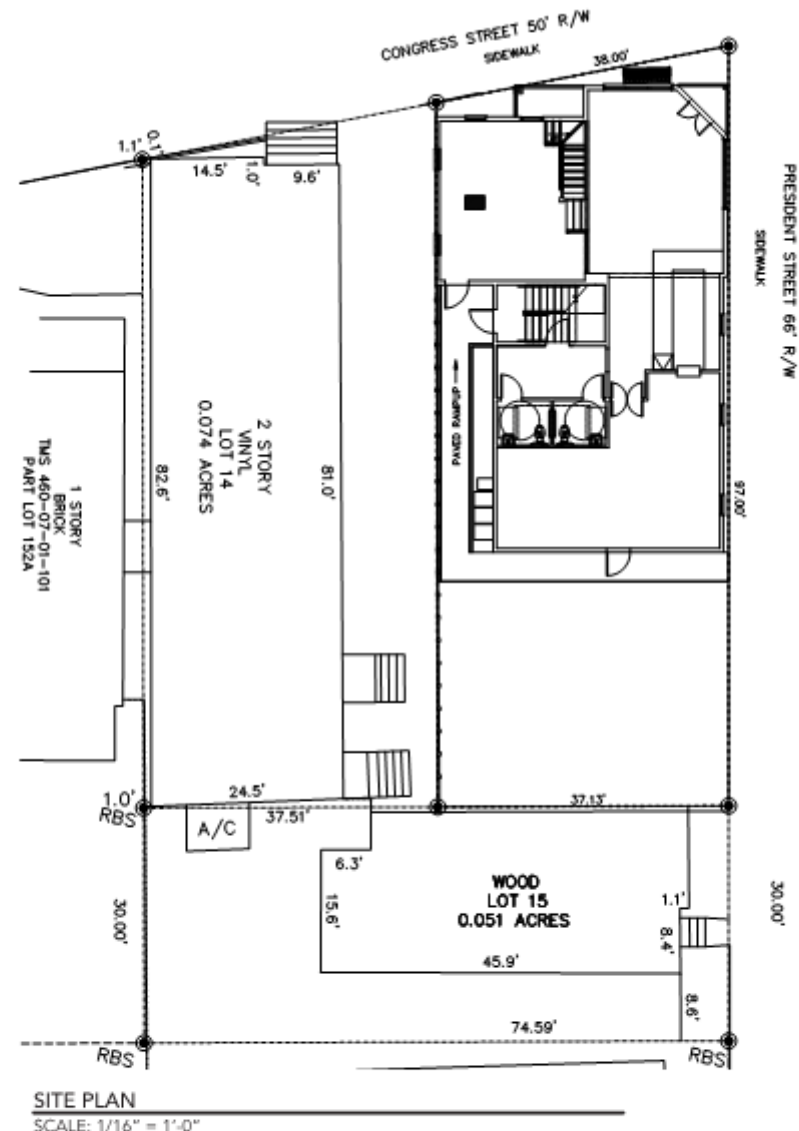
Sincerely,

LIOLLO ARCHITECTURE

Jay White, AIA
Principal

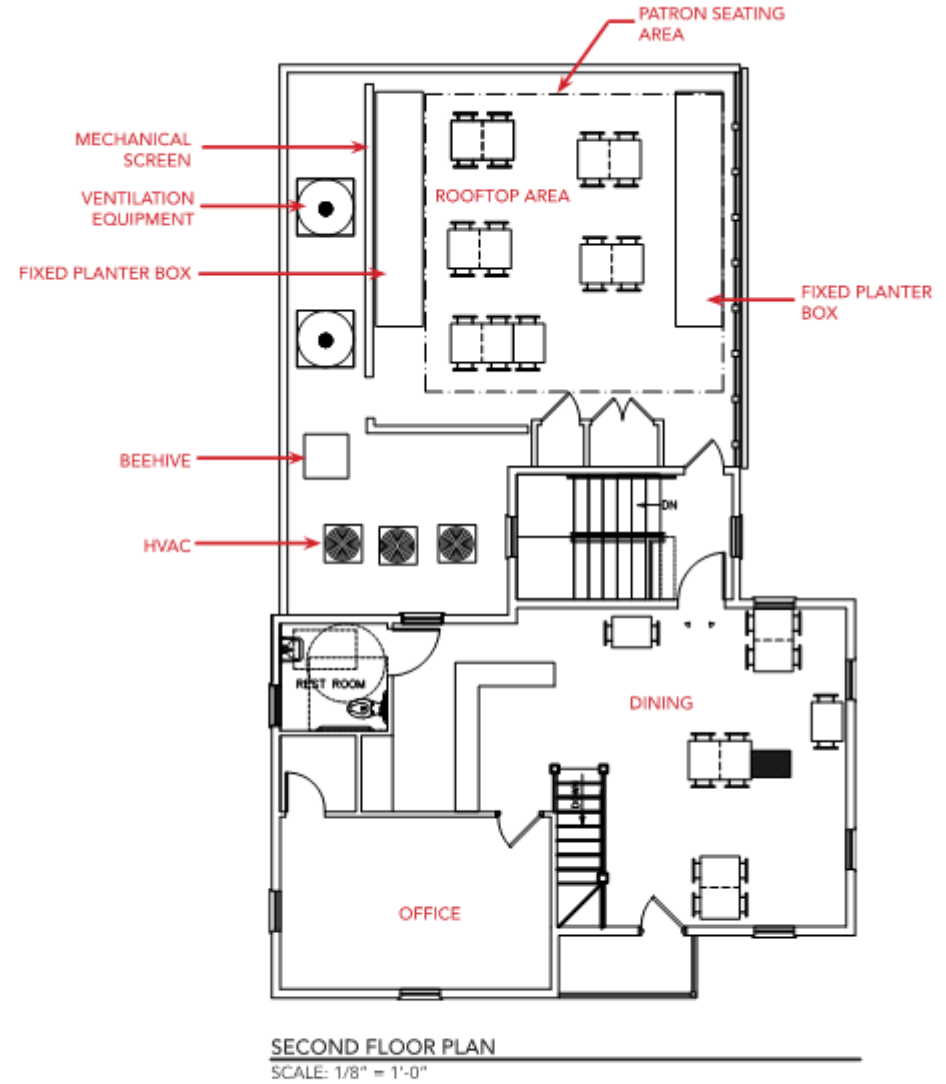
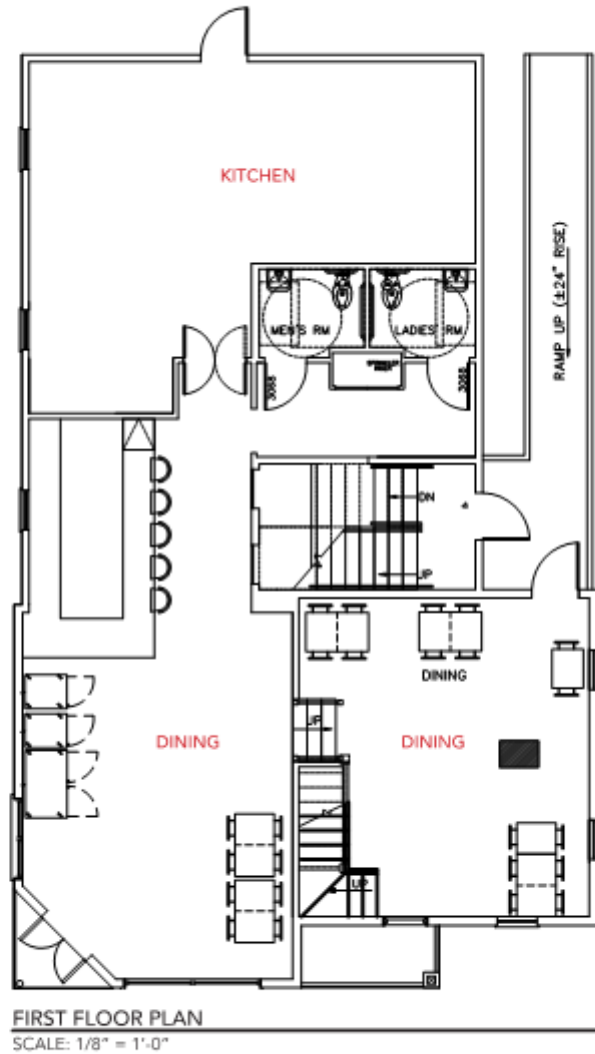
HAROLD'S CABIN, 247 CONGRESS STREET
BZA-Z APPLICATION 10.18.21

liollo
architecture



HAROLD'S CABIN, 247 CONGRESS STREET
BZA-Z APPLICATION 10.18.21

liollo
architecture





AERIAL LOOKING SOUTHWEST

HAROLD'S CABIN, 247 CONGRESS STREET
BZA-Z APPLICATION 10.18.21



STREET LEVEL, LOOKING SOUTH

HAROLD'S CABIN, 247 CONGRESS STREET
BZA-Z APPLICATION 10.18.21



STREET LEVEL, LOOKING SOUTHEAST

HAROLD'S CABIN, 247 CONGRESS STREET
BZA-Z APPLICATION 10.18.21

liollio
architecture



STREET LEVEL, LOOKING NORTHWEST

HAROLD'S CABIN, 247 CONGRESS STREET
BZA-Z APPLICATION 10.18.21

liollio
architecture



ROOFTOP PATRON AREA, LOOKING SOUTH

HAROLD'S CABIN, 247 CONGRESS STREET
BZA-Z APPLICATION 10.18.21



ROOFTOP PATRON AREA, LOOKING NORTH

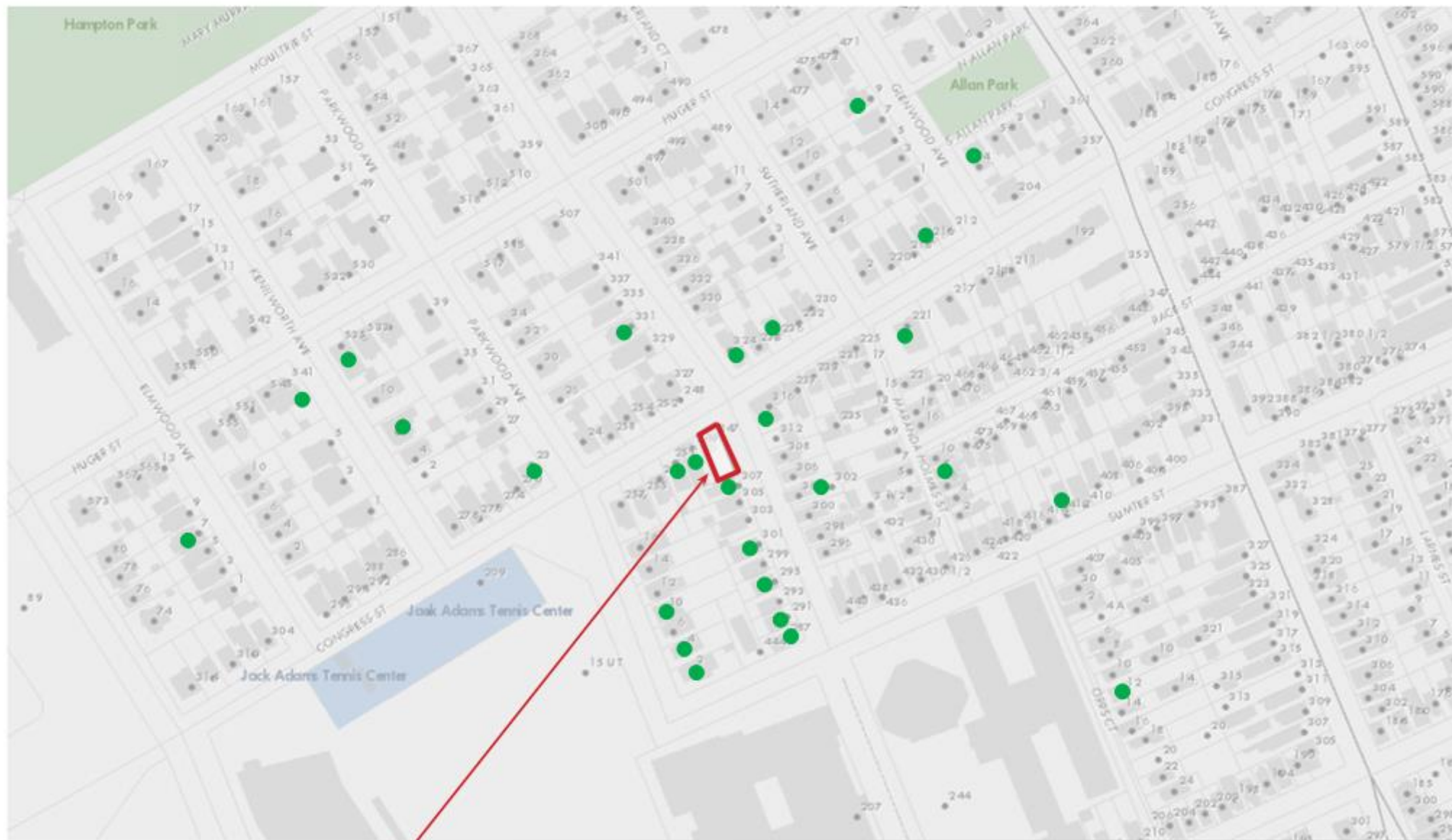
HAROLD'S CABIN, 247 CONGRESS STREET
BZA-Z APPLICATION 10.18.21



FIRST FLOOR DINING AREA



SECOND FLOOR DINING AREA



HAROLD'S CABIN, 247 CONGRESS STREET
BZA-Z APPLICATION 10.18.21

● = LETTER OF SUPPORT RECEIVED BY 10.18.21
NOTE: SEVERAL SUPPORTING ADDRESSES ARE LOCATED BEYOND THIS MAP

LETTERS OF SUPPORT

HAROLD'S CABIN, 247 CONGRESS STREET
BZA-Z APPLICATION 10.18.21



October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

I write this letter in support of the zoning request to allow outdoor seating on the rooftop deck of Harold's Cabin (247 Congress St.)

I live in the neighborhood, and I can testify to the Cabin's well-deserved reputation for neighborliness. After many years of operation, they have demonstrated great consideration for the neighborhood. Their business model, polite clientele, and humane hours have never negatively impacted my community.

The Cabin is completely compatible with our neighborhood. I am confident that the proposed rooftop use would not change that. They have discussed their plans for the roof with me, and understanding that they gave up indoor seating to accommodate social distancing, I think using the rooftop is a sensible alternative.

I encourage the board to approve the request.

Sincerely,

William Melvin Brawley, III
name

324 President St. Charleston SC 29405
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

Marsha McDonald
name

307 President
address

Mea

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

TM
name Tyler Mai 10-17-21

249 congress st. Apt b Charleston SC 2940
address

October 18, 2021

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Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

Katherine LaDue
name

316 President St.
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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I encourage the board to approve the request.

Sincerely,


name
302 PRESIDENT ST
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401


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Sincerely,


name
332 PRESIDENT ST. CHARLESTON
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401


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Sincerely,


name
301 President St 29403
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

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I encourage the board to approve the request.

Sincerely,

Madeline Jacobson
name

19 Addlestone Ave, CHS address
29403

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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I encourage the board to approve the request.

Sincerely,

Liz Tsoucalis
name

22 Hester Street address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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I encourage the board to approve the request.

Sincerely,

MARSHALL WALKER PSAL ESTATE
name

582 Rutledge Ave address
CHARLESTON SC 29403

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

Joshua Hurley
name

22 Hester St., Charleston, SC 29403
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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I encourage the board to approve the request.

Sincerely,

Sarah Feaster
name

187 3rd Avenue
Charleston, SC 29403
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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I encourage the board to approve the request.

Sincerely,

Bethany Deford & Mat Price
name

192 President Street
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

William Melvin Boussett, III
name

324 President St. Charleston SC 29403 address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

Matt Daen
name

165 Mary Ellen Dr.
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

Kirstin Daen
name

165 Mary Ellen Dr. 29403
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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I encourage the board to approve the request.

Sincerely,


Stewart Sanford, MD
name

2 Parkwood Ave Charleston SC 29403 address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

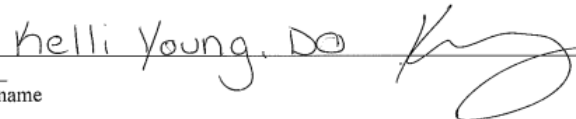
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Sincerely,


Kelli Young, DO
name

2 Parkwood Ave, Charleston, SC 29403
address

This business enhances the neighborhood and helps bring us together. The rooftop plans sound like an excellent addition.

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

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Sincerely,


Deja Knight
name

10 Parkwood Ave Charleston 29402
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 2940

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Sincerely,

Chris Knight
name

8 MARANDA
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

 Lester Lewis
name

 6101 South Ave
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

Michael Loy
name

6 Kentworth Ave
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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name

6 Kentworth Ave
address

October 18, 2021

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Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

Ben Elenburg
name

Lebanworth Ave
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

Elizabeth Litt _____
name

253 Congress _____
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401


Dear Chairman:

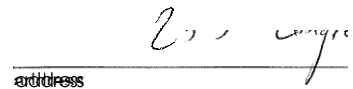
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name


address

October 18, 2021

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Board of Zoning Appeals - Zoning
City of Charleston
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Charleston, SC 29401

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Sincerely,

David Russ
name

218 Congress St., Charleston
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

Rhet Morgan - 
name

238 Congress St. Charleston, SC 29403
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

name

address

October 18, 2021

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Board of Zoning Appeals - Zoning
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Charleston, SC 29401

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Sincerely,


name Adam Harris Zerbst

12 B oms c-
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401



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Sincerely,


name
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

name

287 President St. Charleston, SC 29
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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their activities have never negatively impacted me. This is a family restaurant, not a King St. bar.

In the week or so that the rooftop was used, we had no reason to complain about it. The management has
discussed their plans for the roof with me, and I am confident that the Cabin would continue to be a
conscientious neighbor if they were granted this approval, and they would immediately address any
instance to the contrary.

Sincerely,

Marsha McDonald
name

507 Pres
address



October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

I write this letter in support of the zoning request to allow outdoor seating on the rooftop deck of Harold's Cabin (247 Congress St.)

I live in the neighborhood, and I can testify to the Cabin's well-deserved reputation for neighborliness. After many years of operation, they have demonstrated great consideration for the neighborhood. Their business model, polite clientele, and humane hours have never negatively impacted my community.

The Cabin is completely compatible with our neighborhood. I am confident that the proposed rooftop use would not change that. They have discussed their plans for the roof with me, and understanding that they gave up indoor seating to accommodate social distancing, I think using the rooftop is a sensible alternative.

I encourage the board to approve the request.

Sincerely,



name Andrew Plunkett

23 Parkwood Avenue CHS, SC address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

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Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'S' followed by a horizontal line and a small flourish.

name

address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

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Sincerely,

.. --"

LEIGH WEBSTER
name _____

301 PRESIDENT ST
address _____

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401


Dear Chairman:

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Sincerely,

K. 
name

316 President St.
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

I write this letter in support of the zoning request to allow outdoor seating on the rooftop deck of Harold's Cabin (247 Congress St.)

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Sincerely,

Matthew Reindollar
name

316 President St.
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

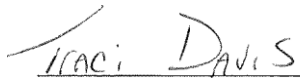
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Sincerely,



name

1111 • • . / r < | • < | • * • * c < r « • >
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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Sincerely,

Angela Kouters
name

25 President St, Charleston, SC 29403
address

October 18, 2021

Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

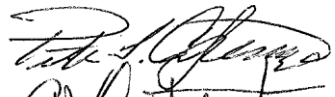
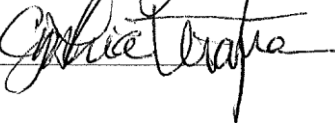
I write this letter in support of the zoning request to allow outdoor seating on the rooftop deck of Hodd's
in (247 Congas St.)

I live in the neighborhood and I can testify to the good's will of the neighborhood. After
many years of operation, they have demonstrated a pattern of consideration for the neighborhood. Their business
is a positive addition to the neighborhood and we never negatively impact the community.

The Council is completely committed with our neighborhood. I am confident that the proposed rooftop use
would not change the character of the neighborhood. They have demonstrated their plans for the roof with me, and understanding that they
gave up the existing deck to make the rooftop a permanent addition. I think using the rooftop is a sensible alternative.

I encourage the Board to approve the request.

Sincerely,

Peter Calcasno 

CYNTHIA VISCEGLIA
name

7 Elmwood Avenue

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

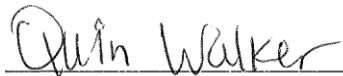
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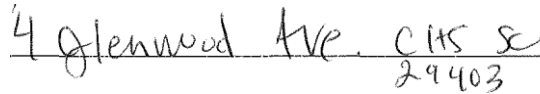
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I encourage the board to approve the request.

Sincerely,



name



address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

I write this letter in support of the zoning request to allow outdoor seating on the rooftop deck of Harold's Cabin (247 Congress St.)

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I encourage the board to approve the request.

Sincerely,

Amy Walker
name

4 Glenwood Ave. CHS, SC
29403
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

I write this letter in support of the zoning request to allow outdoor seating on the rooftop deck of Harold's Cabin (247 Congress St.)

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I encourage the board to approve the request.

Sincerely,

Petula Walker
name

4 Glenwood Ave address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:


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I encourage the board to approve the request.

Sincerely,


name

4 GLENWOOD AVE address
CHARLESTON SC 29403

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

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I encourage the board to approve the request.

Sincerely,

Stephen Sanford Jones
name

541 Huger Street address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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I encourage the board to approve the request.

Sincerely,

Mark Albahary
name 
414 Sumter St. Charleston
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairman:

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I encourage the board to approve the request.

Sincerely,

Penn Anders _____
name

221 Congress St. Chs SC 29403 address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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I encourage the board to approve the request.

Sincerely,

Hy
name

291 President St. CHS SC 29403
address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

Dear Chairina n:

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Harold's Cabin (247 Congress St.)

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gave up indoor seating to accommodate social distancing, I think using the rooftop is a sensible
alternative.

I encourage the board to approve the request.

Sincerely,

Carolina DOOKE
name

291 President St. CHS SC 294 address

October 18, 2021

Chairman
Board of Zoning Appeals - Zoning
City of Charleston
2 George St.
Charleston, SC 29401

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I encourage the board to approve the request.

Sincerely,


name Amelia L. White

535 Huger St.
address

Agenda Item #B-5

37 STATE STREET

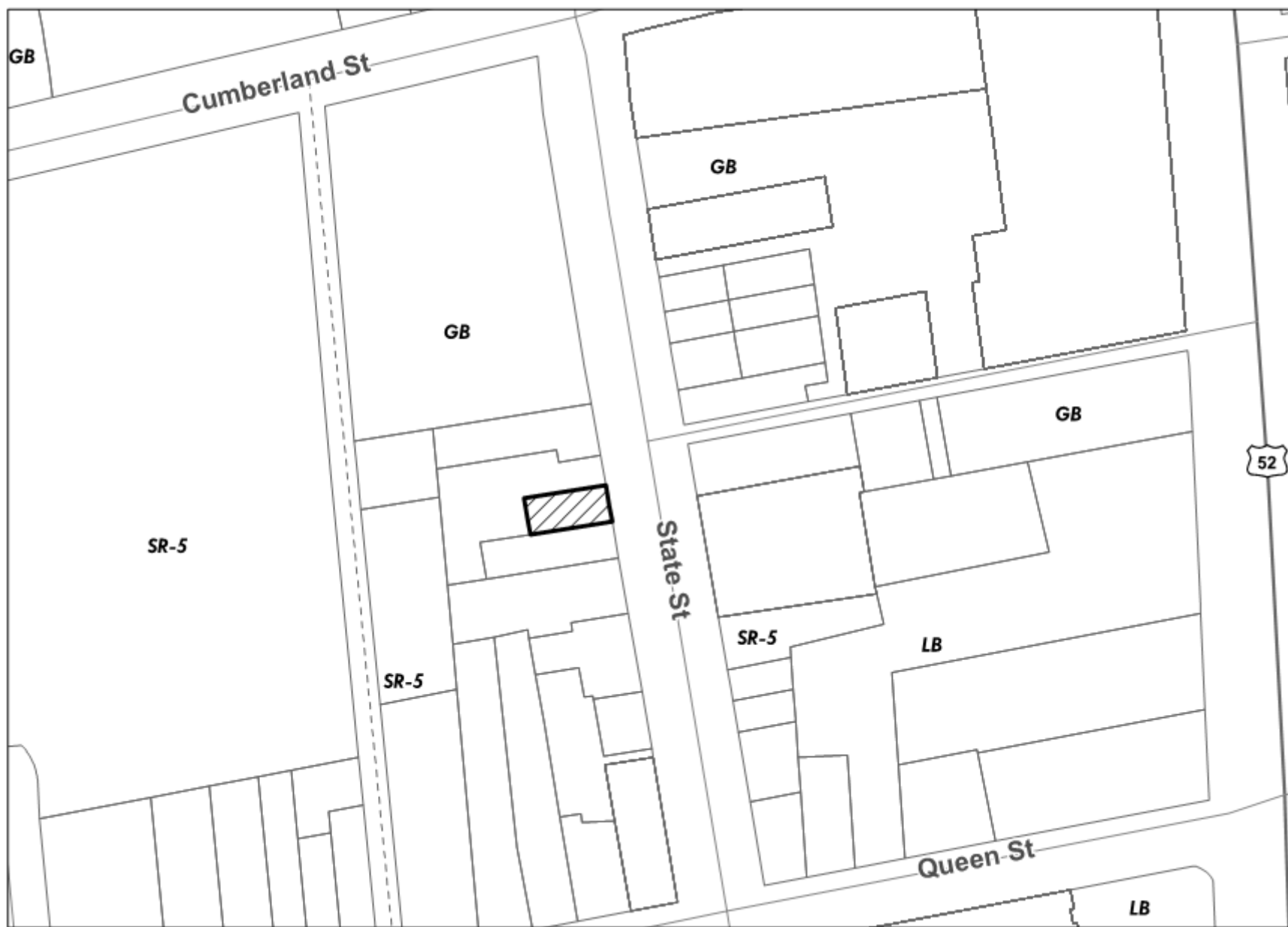
(FRENCH QUARTER)

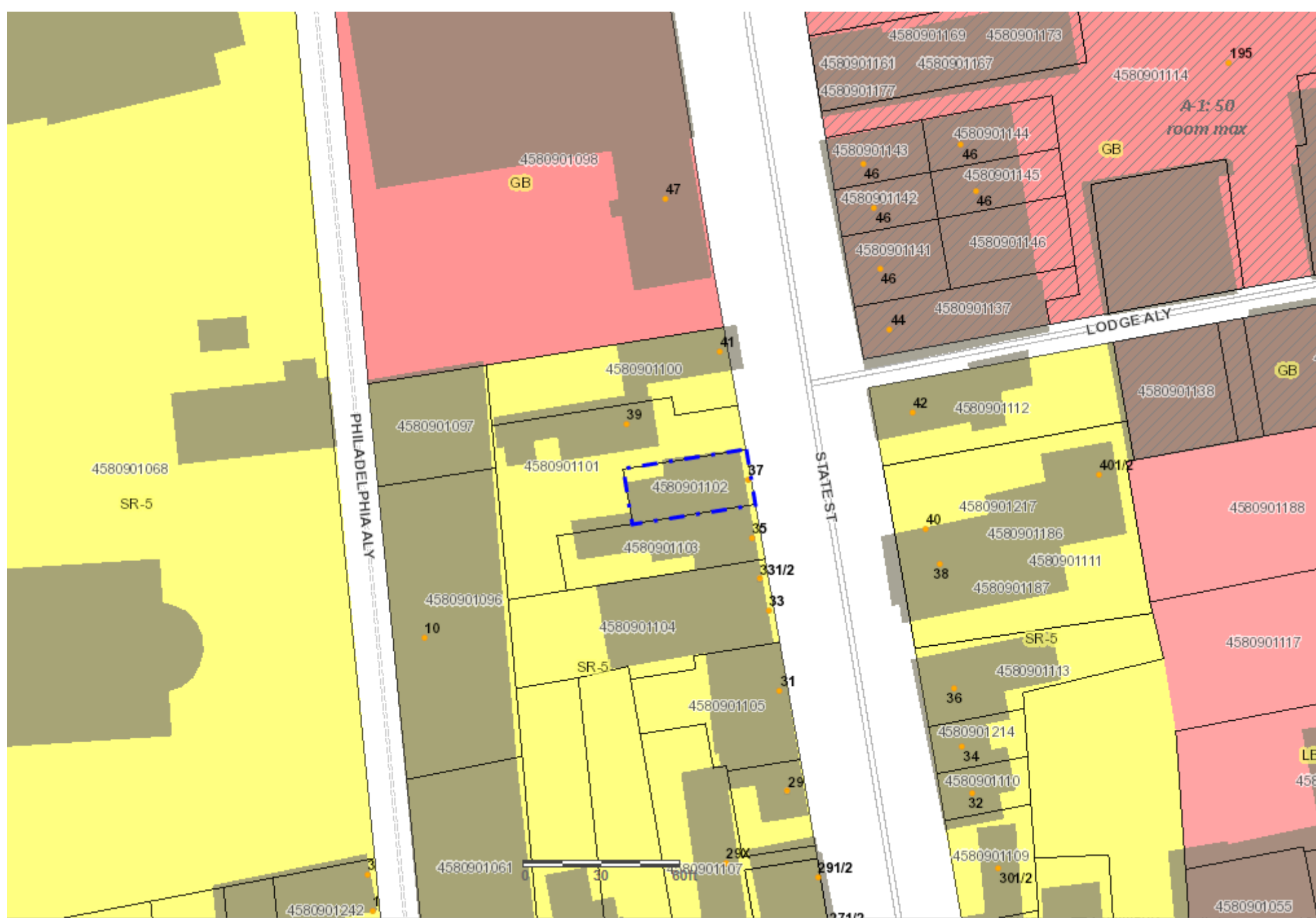
TMS # 458-09-01-102

Request special exception under Sec. 54-110 to allow the reconstruction of a 3-story addition (kitchen/bathrooms) that extends a non-conforming 0-ft. south side setback and changes the non-conforming 83% lot occupancy to 82% (7-ft. required 35% limitation).

Request variance from Sec. 54-301 to allow the reconstruction of a 3-story addition (kitchen/bathrooms) with a 0-ft. rear setback (3-ft. required)

Zoned SR-5







City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

November 16, 2021

MEETING DATE REQUESTED:

Property Address 37 State Street, Charleston, SC TMS # 458-09-01-102

Property Owner Vicki & Tom Rogers Daytime Phone 843 371 0808

Applicant Studio A, Inc. Daytime Phone 843 577 9641

Applicant's Mailing Address 474B King Street, Charleston, SC 29403

E-mail Address whitney@studioa-architecture.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Architect

Zoning of property SR-5

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
☒ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 10/14/2021

For office use only

Date application received _____ Time application received _____
Staffperson _____ Fee \$ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

The building at 37 State Street is a non-conforming lot consisting of 968 square ft. We are requesting the following variances: 3' rear lot line setback and 35% lot coverage. The existing addition to the 1860 masonry building at 37 State Street is built against the residence at 35 State Street, without fire separation, and is in very poor condition. An adequate and appropriate fire separation is planned between the two buildings. We are requesting that we be allowed to reconfigure this addition to provide for the same footprint area by extending the addition to the rear property line and making the addition more narrow and more efficient for the layout of the kitchen and bathrooms. We propose to move the HVAC equipment to the roof where other equipment is located, allowing for use of the exterior courtyard. We did not create this condition and it is an unsafe one. The addition will increase the safety of the property at 35 State Street by providing a suitable fire separation - a condition that we intend to share with the Owner, Dr. Eddie Irions. The Owners of 39 State Street are the current owners who are undertaking this proposed work at 37 State Street. The setback of the addition (as being more narrow) will have less visibility from State Street.



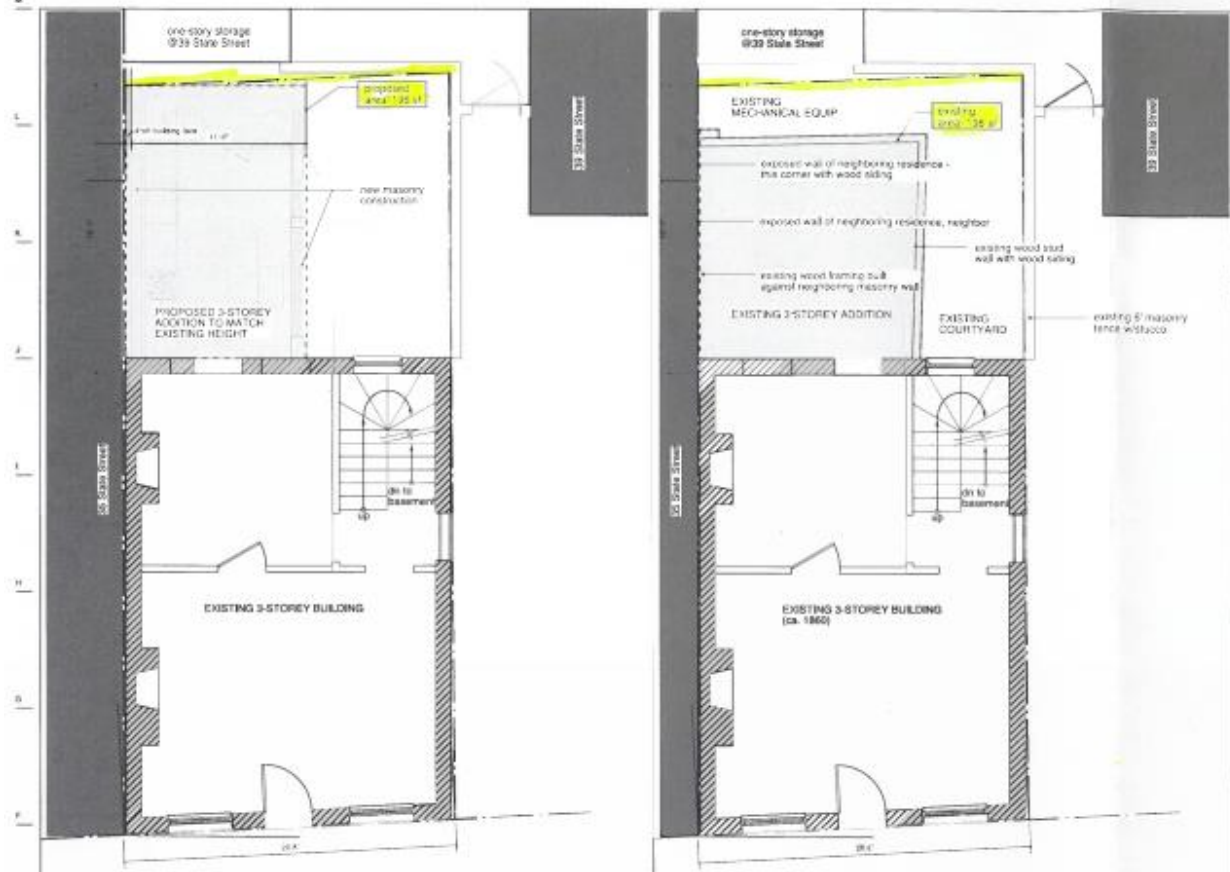
Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



E1/A0.1
1/4" = 1/4"

E6/A0.1
1/4" = 1/4"



above West wall of existing addition showing
decoration at siding. Sawn from garden at 37
State. Six foot masonry fence is visible.
Garden shed at 37 State Street is visible to
right. For right is adjacent house at 35 State
Street. The rear addition's wall corresponds
with the existing building, roof, configured
around an existing roof access, and currently
carried to a drainage system in the courtyard



left Wall of adjacent property, 35 State
Street visible after demolition of interior
bricks at 37 State Street. Note that portion
of existing wood siding associated with
35 State Street represents a significant
fire safety hazard. New framing is installed
as shoring to ensure safety during
subsequent work

left Photograph of interior of west facing
wall illustrating poor condition of existing
construction throughout the building, such
as deteriorated siding, miscellaneous stud
lengths & relatively unsecured framing.
Siding at exterior is installed over back of
this condition as evidenced by visible
building left at deteriorated openings. New
framing shown is installed to show existing
construction during subsequent work

E6/A0.1
1/4" = 1/4"

The property file for 37 State Street at Historic Charleston Foundation refers to this building as the "Michael McGary House," residence of the homophoner who in the 1860s the new gas streetlights each evening. These records, compiled in 1917, indicate the building was constructed in the 1850s and was originally configured with a ground floor shop of two rooms with a similar configuration of rooms on each of the building's upper two floors.

Site evidence illustrates that the masonry changed with the construction of 37 State Street drew inspiration from neighboring cornice details - inset panels and dog-toothed brickwork - and matched the workmanship in this area from the building at 35 State Street (Amicus Verring House, ca. 1825).

Street level stonework suggests that the building's original storefront was expressed in another fashion, with larger fenestration openings topped by an building-wide stone lintel, visibly supported by masonry piers/corbelles at approximately inset points. The other windows on the street frontage elevation are also topped by stone lintels. Little more is known of the original configuration of the shop entrance except for a transoms all that extend the full width of the apparent storefront. A side entrance that may have accessed apartments or a residence on the upper floors is no longer accessible, as it opens onto the John George Mayer House (ca. 1795) property at 35 State Street.

According to the 1866 Sanborn maps, the building was vacant and shared an address with 39 State Street when built. It was noted as a "dwelling" in the 1888 maps, and, by 1932, had included a shop on the ground floor. In the 1932 edition there is a clear distinction shown between the footprint of 35 and that of 37 State Street. The 1955 Sanborn maps show no changes to the footprint of 37 State Street.

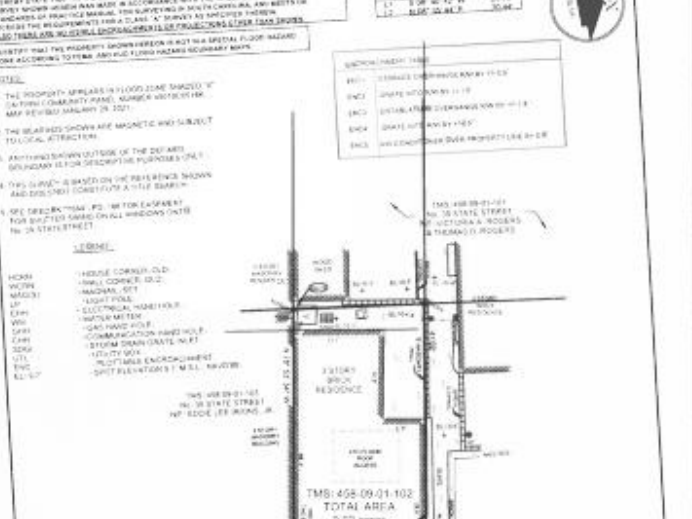
A significant rehabilitation/renovation of 37 State Street can be discerned from a pair of photographs, one from December 1987 is underway is visible in the foreground, and April 1988. By the end of the project, the rear addition is visible as the addition of the salvaged architrave (possibly from 174 Rutledge) installed to create the building's corner front entrance.

NOT: archival Sanborn maps (Library of Congress), The Buildings of Charleston (Pittman, 1997), The Movement of Architectural Elements within Charleston, SC, by Bingham, 2006, notes: Clemson University College of Charleston



J11/A0.1
NTS

HISTORIC PHOTOGRAPHS
Notes: Historic Charleston Foundation archives



TOPOGRAPHIC PLAT
OF No. 37 STATE STREET, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.
PREPARED FOR VICTORIA & THOMAS ROGERS

SCALE: 1" = 10'
DATE: JUNE 24, 2021
REVISIONS:
1. 06/24/21
2. 06/24/21
3. 06/24/21
4. 06/24/21
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100. 06/24/21



1566 Sanborn
1955 Sanborn

Revisions: Author Description Date

Date of Plot: 06/24/21

StudioAlnc
Whitney Powers, President
4746 King Street
Charleston, South Carolina 29403
(843) 577-9941
(843) 577-9911 fax
www.studioalnc.com

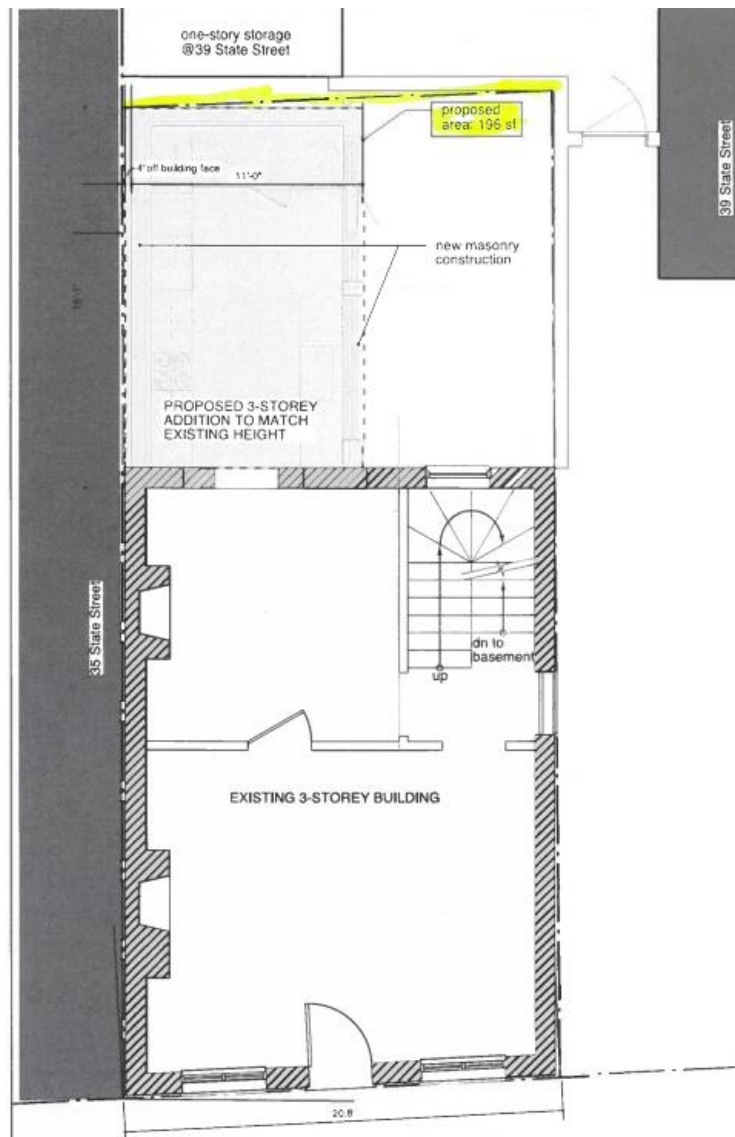
37 STATE STREET RENOVATIONS
French Quarter
Charleston, SC 29401

ZONING INFORMATION SURVEY

October 18, 2021

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A0.1



E1/A0.1

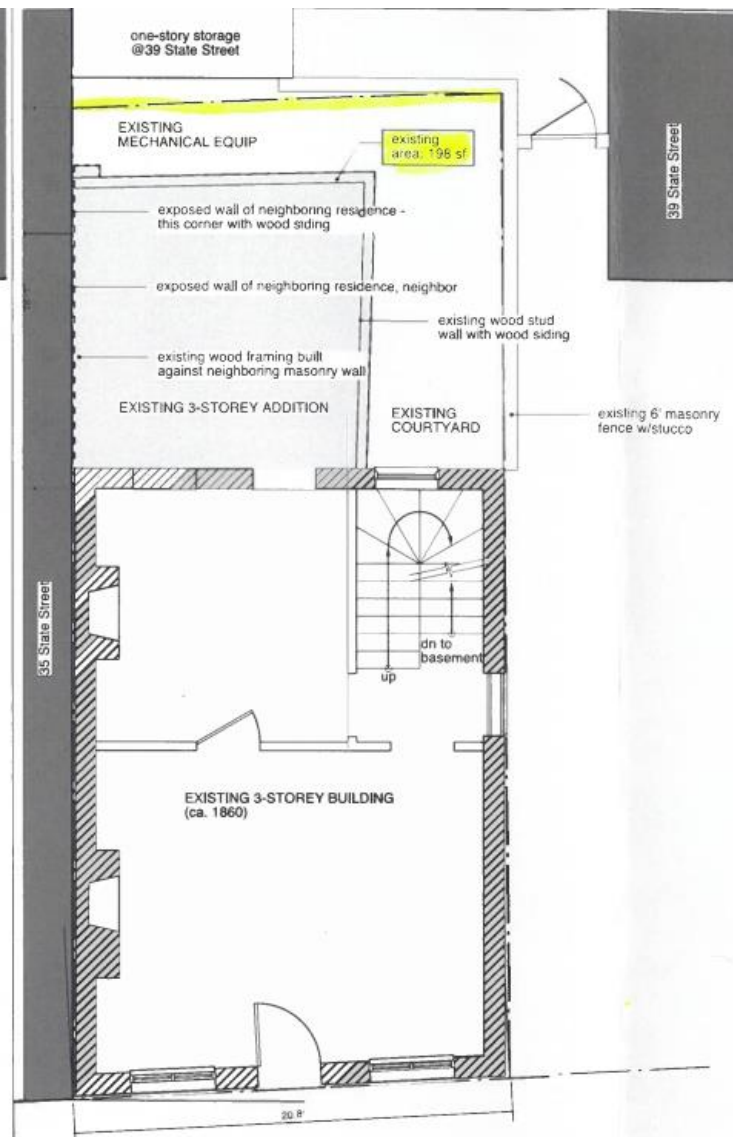
1/4" = 1'-0"

PROPOSED FLOOR CONFIGURATION

Notes:



left: Wall of adjacent property, 35 State Street visible after demolition of interior facade at 37 State Street and that ending



E6/A0.1

1/4" = 1'-0"

EXISTING FLOOR CONFIGURATION

Notes:

The property file for 37 State Street at Historic Charleston Foundation refers to this building as the "Michael McGorty House," residence of the lamplighter who lit the area's new gas streetlights each evening. These records, compiled in 1971, indicate the

Agenda Item #B-6

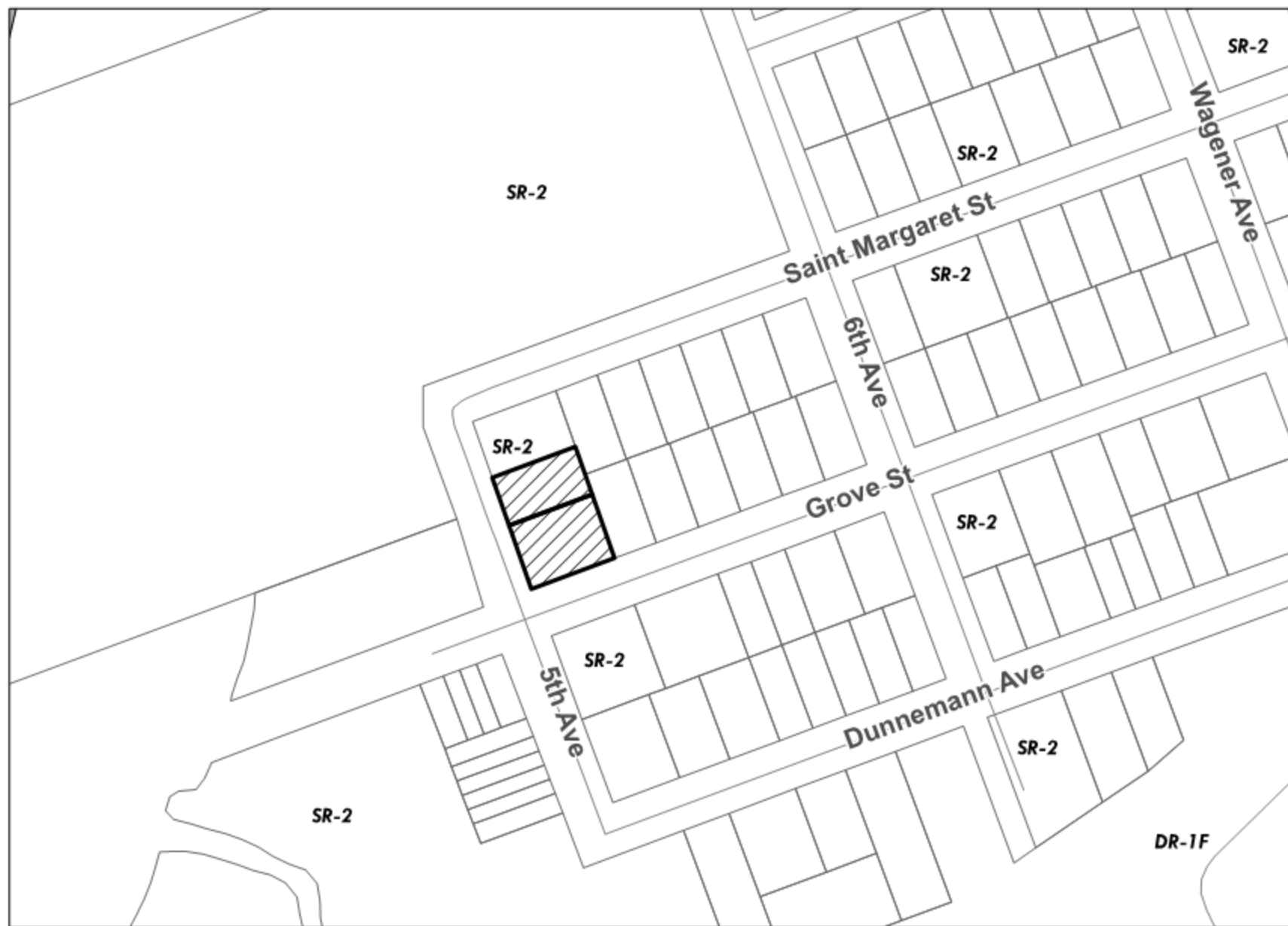
370 GROVE STREET

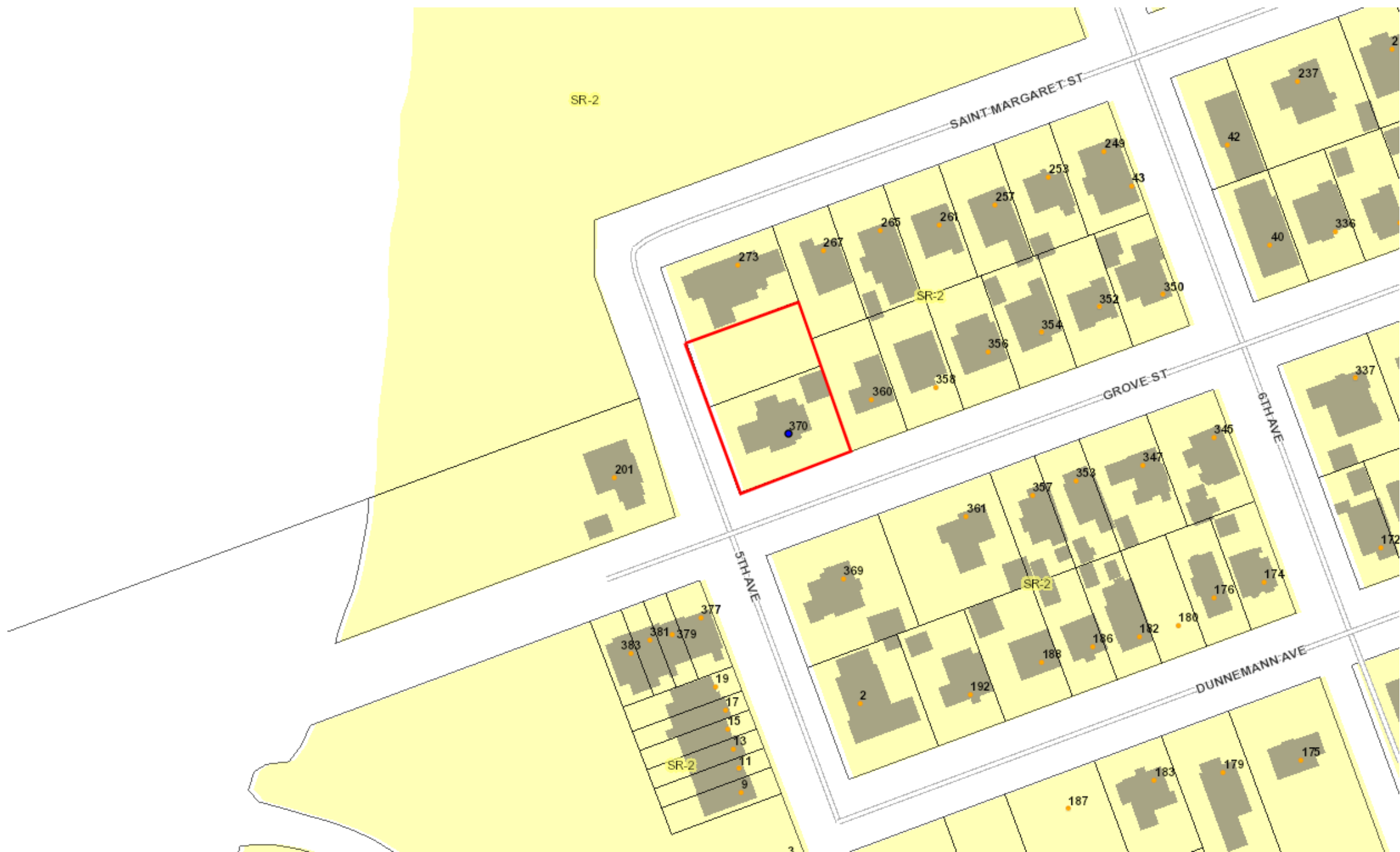
TMS # 463-13-04-021 AND 022

(WAGENER TERRACE)

Request special exception under Sec. 54-110 to allow a horizontal expansion (family room/master bedroom/bath) and vertical extension (loft) that extends a non-conforming 3-ft. east side setback (9-ft. required).

Zoned SR-2





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
- ☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- ☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: November 16

Property Address 370 Grove St TMS # 463-1304-021

Property Owner Lyles and Kate Geer Daytime Phone 843 379 9800

Applicant Rhetm Organ Daytime Phone 843 345 1534

Applicant's Mailing Address 238 Congress St Charleston, SC 29403

E-mail Address rhet@rhetmorganarchitecture.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Architect

Zoning of property SR-2

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- ☒ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- ☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- ☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
- ☒ Check, credit card or cash (make checks payable to the City of Charleston)
- ☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant  Date 10/18/21

For office use only

Date application received

Staffperson

Fee \$

Time application received

Receipt #

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)



For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-1 10, § 54-206, or sections in Article 5 (add as an attachment if necessary):

See attached

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

October 18, 2021

Pennye Ashby (via email)

Re: BZAZ Special Exception at 370 Grove St, Charleston, SC

Dear Pennye -

Please consider this letter an attachment to the BZAZ application for 370 Grove Street. My client is building an addition to his home to accommodate his growing family. We are attempting to locate the addition outside of the LIMWA flood area and in order to do so are requesting a special exception to extend the existing non-conforming side setback.

We have surveyed the neighborhood and found that a majority of the houses on this block do not conform to this required East side setback of 9'-0" and are more in line with the 3'-0" side setback that is being requested.

Special Exception to 54-301

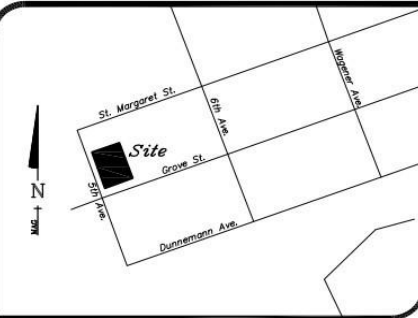
A side setback of 9'-0" is required per 54-301. The existing structure has a setback of 2'-6". We are requesting to extend the non-conforming setback and allow a setback of 3'-0" for a 1 ½ story addition with an Eave height of 15'-3".

Thank you for your time and consideration,

A handwritten signature in dark ink, appearing to read "Rhett Morgan", with a stylized flourish at the end.

Rhett Morgan | NCARB, LEED AP

Rhett Morgan Architect, LLC



- NOTES:**
- 1.) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 - 2.) AREA DETERMINED BY COORDINATE METHOD.
 - 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 4.) THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/THOSE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
 - 5.) TREE SPECIES SHOWN HEREON ARE OUR OPINION ONLY AND HAVE NOT BEEN VERIFIED BY A CERTIFIED ARBORIST. PRIOR TO ANY DEVELOPMENT OR TREE REMOVAL TREE SPECIES SHALL BE VERIFIED.
 - 6.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 7.) THIS PROPERTY IS LOCATED IN FLOOD ZONE AE ELEVATION 11, AS PER FEMA MAP COMMUNITY-PANEL No. 4509 C 0512 K, DATED JAN. 29, 2021. IT IS THE OWNER'S/BUILDER'S RESPONSIBILITY TO VERIFY THIS FLOOD ZONE WITH LOCAL AUTHORITIES PRIOR TO BUILDING.
 - 8.) DECLARATION IS MADE TO THOSE PERSONS FOR WHOM THIS PLAT WAS PREPARED, IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE A.Z. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY MANNER, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, JR., PE & PLS. © REG. NO. 25478, COPYRIGHT © 2021, F. STEVEN JOHNSON, JR.
 - 9.) USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION OR PLANS WITH ANY PUBLIC AGENCY OR OFFICE IS UNAUTHORIZED USE AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.
 - 10.) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.
 - 11.) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 12.) VERTICAL DATUM IS NAVD83.

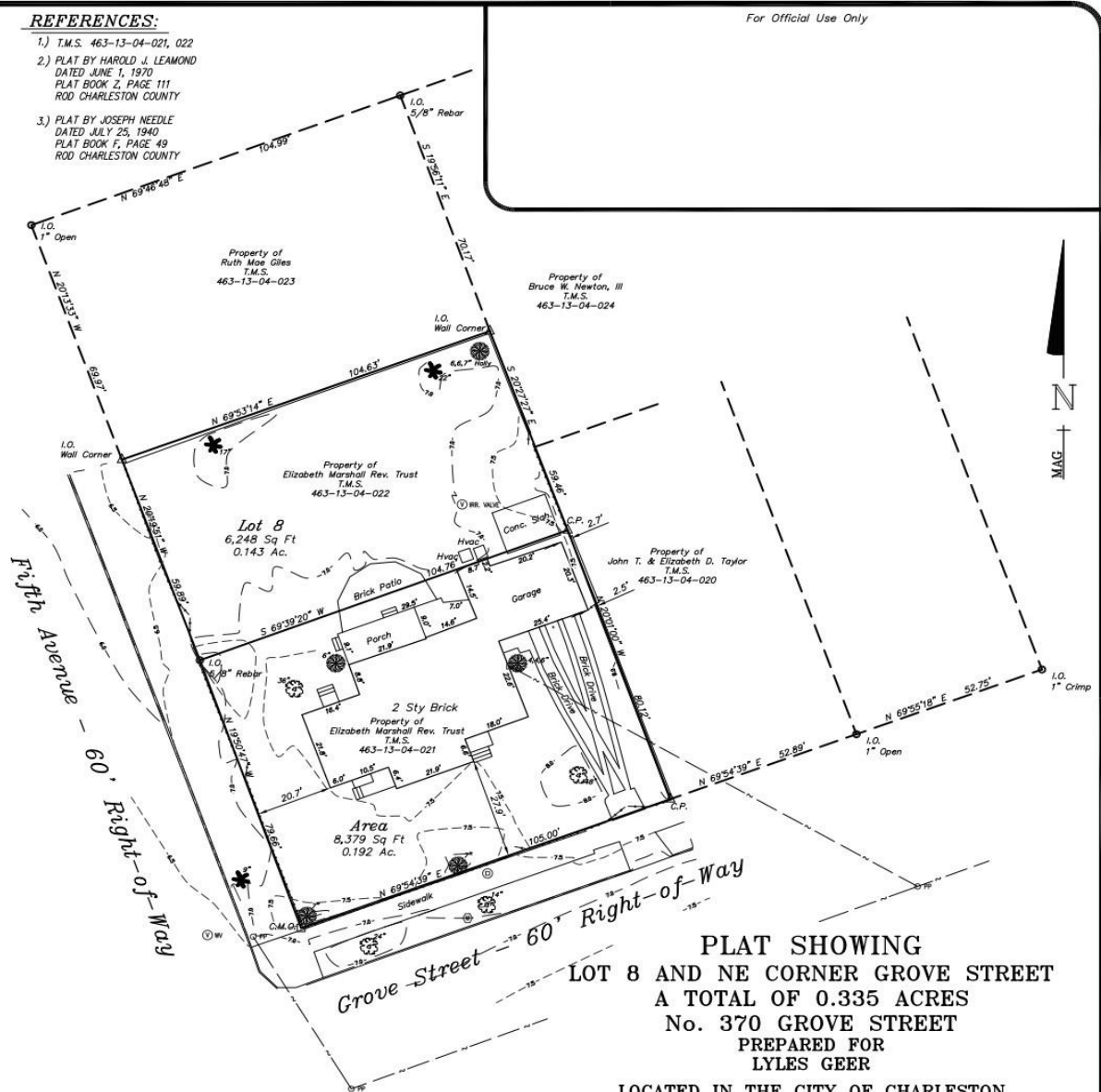
General Property Survey
 I, F. Steven Johnson, Jr., a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.



JOB# 24808 P.B.# 969 DRAWN BY: fuj

- LEGEND:**
- I.O. IRON PIN OLD
 - I.N. IRON PIN NEW (5/8 REBAR)
 - CONCRETE MONUMENT FOUND
 - △ C.P. CALCULATED POINT
 - ⊙ POWER POLE
 - ☆ LIGHT POLE
 - PROPERTY LINE
 - - - ADJOINER LINE
 - X-X- FENCE LINE
 - - - OVERHEAD UTILITY LINE
 - - - EASEMENT LINE
 - OAK TREE
 - PINE TREE
 - GUM TREE
 - MISC TREE
 - PALMETTO TREE

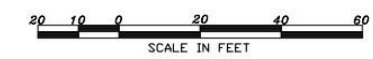
- REFERENCES:**
- 1.) T.M.S. 463-13-04-021, 022
 - 2.) PLAT BY HAROLD J. LEAMOND DATED JUNE 1, 1970 PLAT BOOK Z, PAGE 111 ROD CHARLESTON COUNTY
 - 3.) PLAT BY JOSEPH NEEDLE DATED JULY 25, 1940 PLAT BOOK F, PAGE 49 ROD CHARLESTON COUNTY



**PLAT SHOWING
 LOT 8 AND NE CORNER GROVE STREET
 A TOTAL OF 0.335 ACRES
 No. 370 GROVE STREET
 PREPARED FOR
 LYLES GEER**

LOCATED IN THE CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE: AUGUST 20, 2021 SCALE: 1" = 20'



GEORGE A.Z. JOHNSON, JR., INC.
 ENGINEERS · PLANNERS · LAND SURVEYORS
 6171 SAVANNAH-HIGHWAY
 RAVENEL, SOUTH CAROLINA 29470
 (843) 889.1492 Charleston No. 722.3892 #johnson@gazj.net
 Fax No. (843) 889.1054

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OR DESCRIPTIVE PURPOSES

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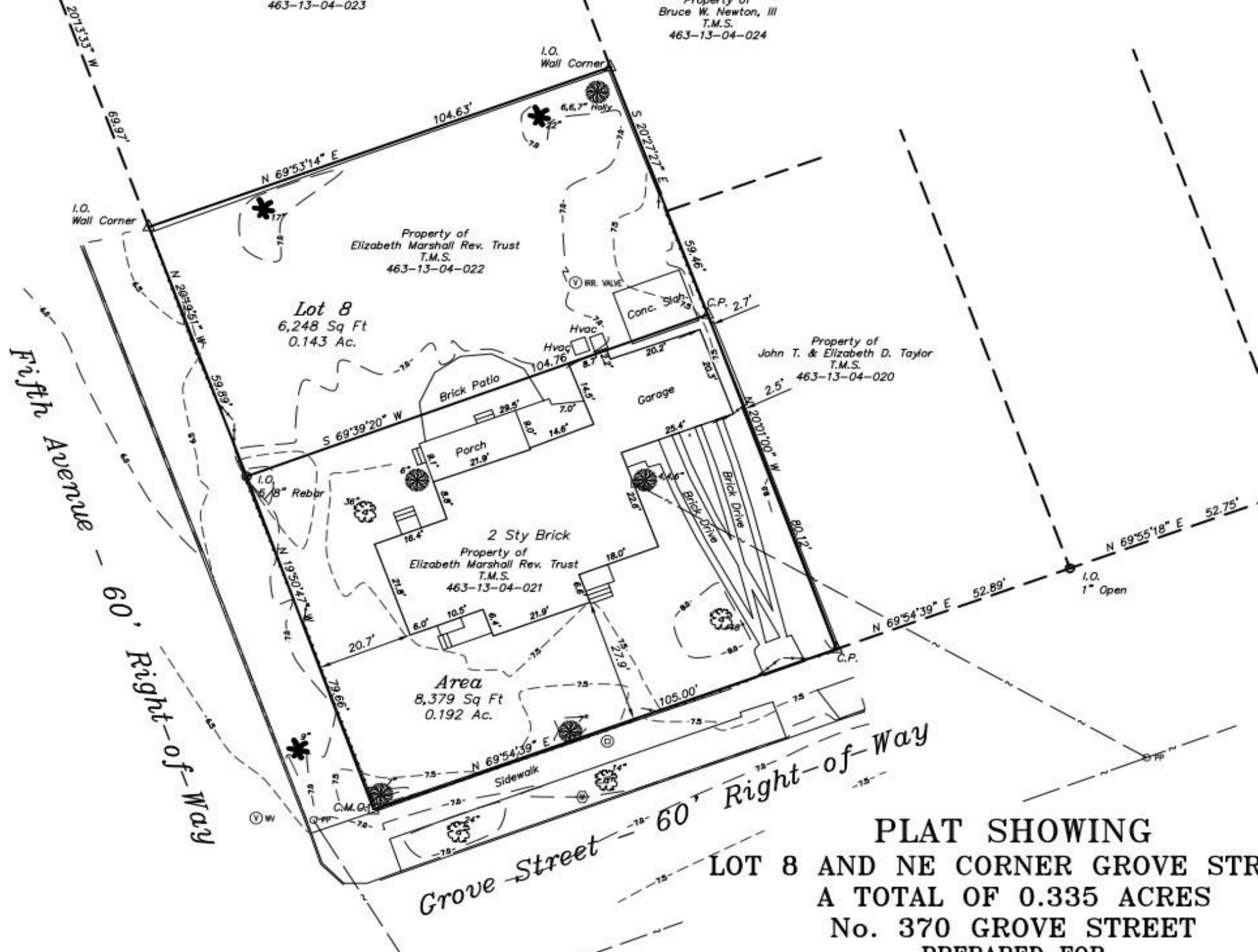
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F. STEVEN JOHNSON, JR.,
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PLAT SHOWING

LOT 8 AND NE CORNER GROVE STR

A TOTAL OF 0.335 ACRES

No. 370 GROVE STREET

PREPARED FOR



SHEET NO.	SHEETNAME	SCHEDULE			
ARCHITECTURAL					
A000	COVER SHEET				
A001	PHOTOS				
A100	SITE PLAN				
A101	1ST FLOOR PLAN				
A102	2ND FLOOR PLAN				
A201	ELEVATIONS				
A202	ELEVATIONS				
SURVEY					
S01	TREE AND TOPOGRAPHIC SURVEY				

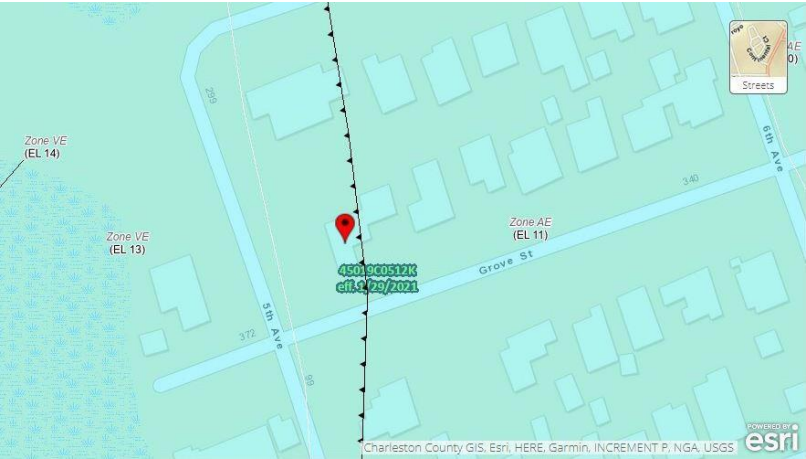
RHETT MORGAN
ARCHITECT, LLC



RHETT@RHETTMORGANARCHITECT.COM
843.345.1534

GEER RESIDENCE

370 GROVE STREET
CHARLESTON, SC
BZAZ APPLICATION
10.18.21



FEMA FLOOD MAP EXCERPT

Applicable Codes	
BUILDING CODE:	2018
INTERNATIONAL RESIDENTIAL CODE PLUMBING CODE:	2018
INTERNATIONAL RESIDENTIAL CODE MECHANICAL CODE:	2018
2018 INTERNATIONAL RESIDENTIAL CODE FUEL/GAS CODE:	2018
INTERNATIONAL FUEL GAS CODE ELECTRICAL CODE:	2017
NATIONAL ELECTRICAL CODE ENERGY CODE:	2009
INTERNATIONAL ENERGY CONSERVATION CODE	
General Zoning Information	
DESCRIPTION:	SINGLE FAMILY
ADDITION AND RENOVATION NO. OF STORIES:	2 STORIES (EXISTING) 1.5 STORIES (ADDITION)
FLOOD ZONE:	AE 11
BUILDING AREA:	1ST FL: 1724 SF EXISTING, 1044 SF ADDITION
2ND FL:	2768 SF TOTAL 1006 SF EXISTING, 530 SF ADDITION
TOTAL AREA:	1536 SF TOTAL 4304 SF GROSS SF (INCLUDES PORCHES/DECKS)
ZONE DISTRICT: SR-2	
L O T S I Z E : 1 4 , 6 2 7 S F L O T C O V E R S H E E T	



RHETT MORGAN
ARCHITECT, LLC



RHETT@RHETTMORGANARCHITECT.COM
843.345.1534

10.18.21
GEER RESIDENCE
BZAZ REVIEW - NOT FOR CONSTRUCTION

PHOTOS A001

Drawings that be used only for project indicated and are property of the Architect. Drawings that not be copied in part or whole without the written consent of the Architect. Copyright © 2020 Rhett Morgan Architect.

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RHETT MORGAN
ARCHITECT, LLC

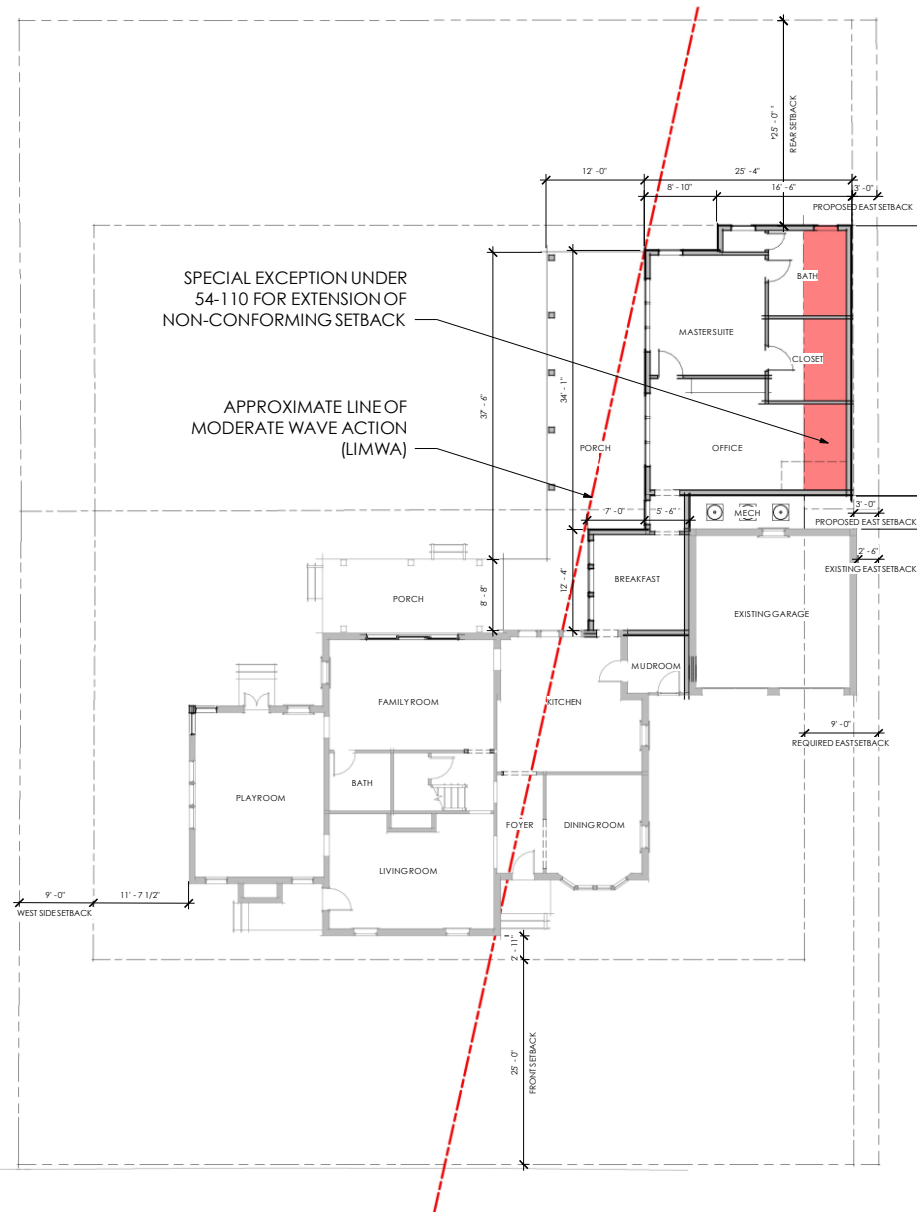


RHETT@RHETTMORGANARCHITECT.COM
843.345.1534

SITE
1/8" = 1'-0"

5TH AVE.

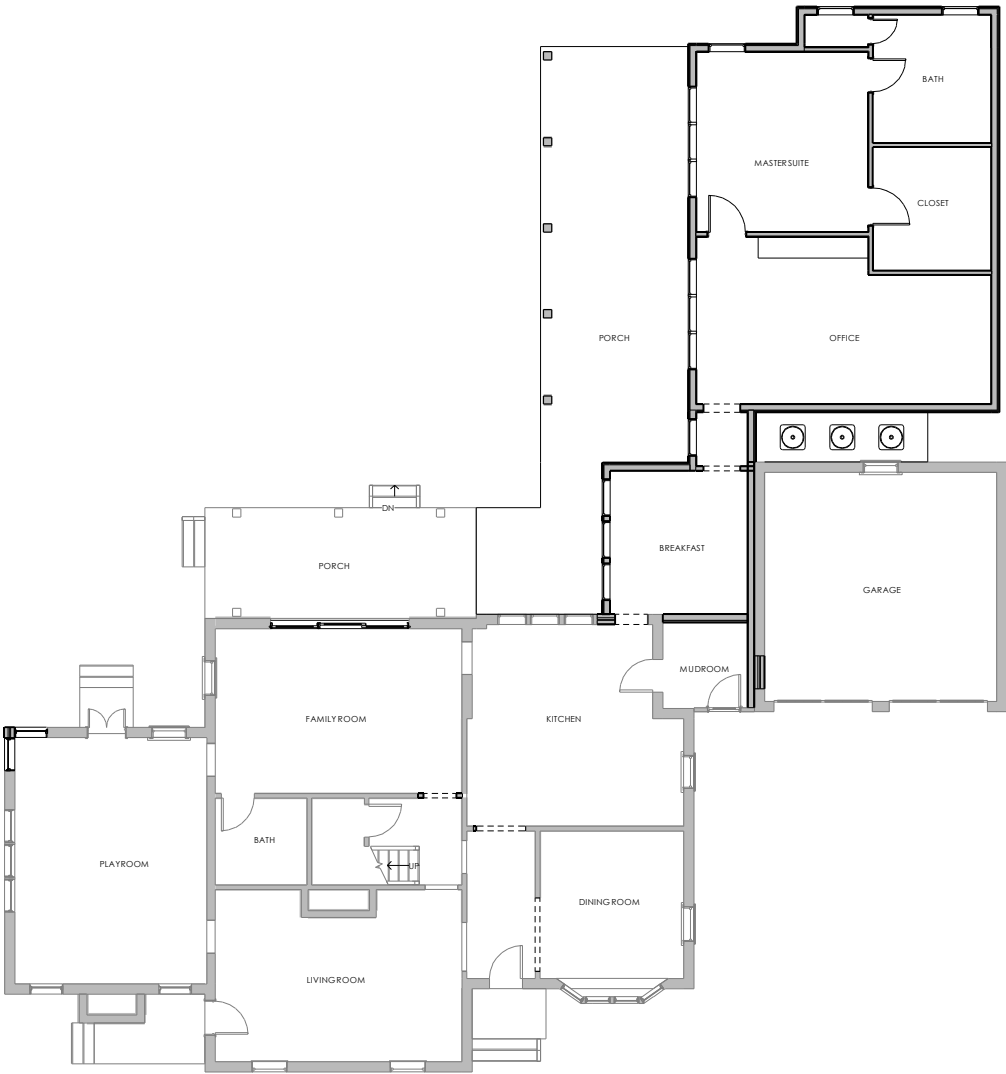
GROVEST.



SITE PLAN A100

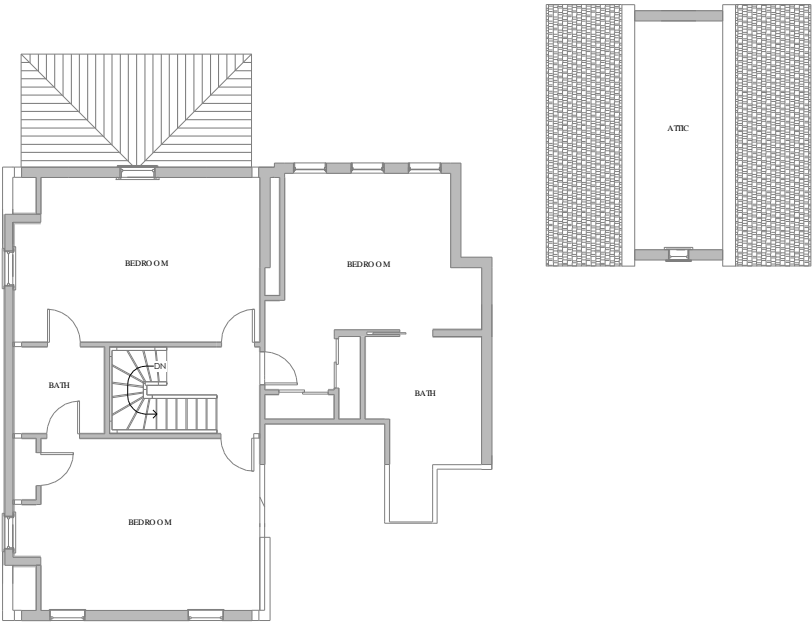
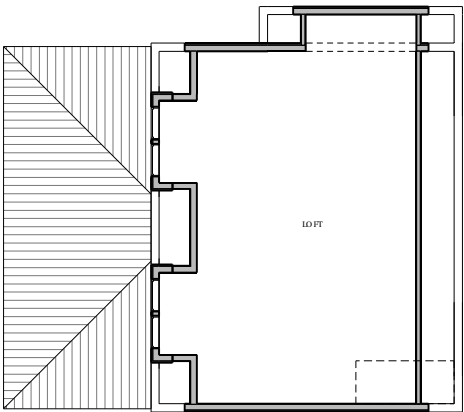
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10.18.21
GEER RESIDENCE
BZAZ REVIEW - NOT FOR CONSTRUCTION



1ST FLOOR
3/16" = 1'-0"





2ND FL
3/16" = 1'-0"

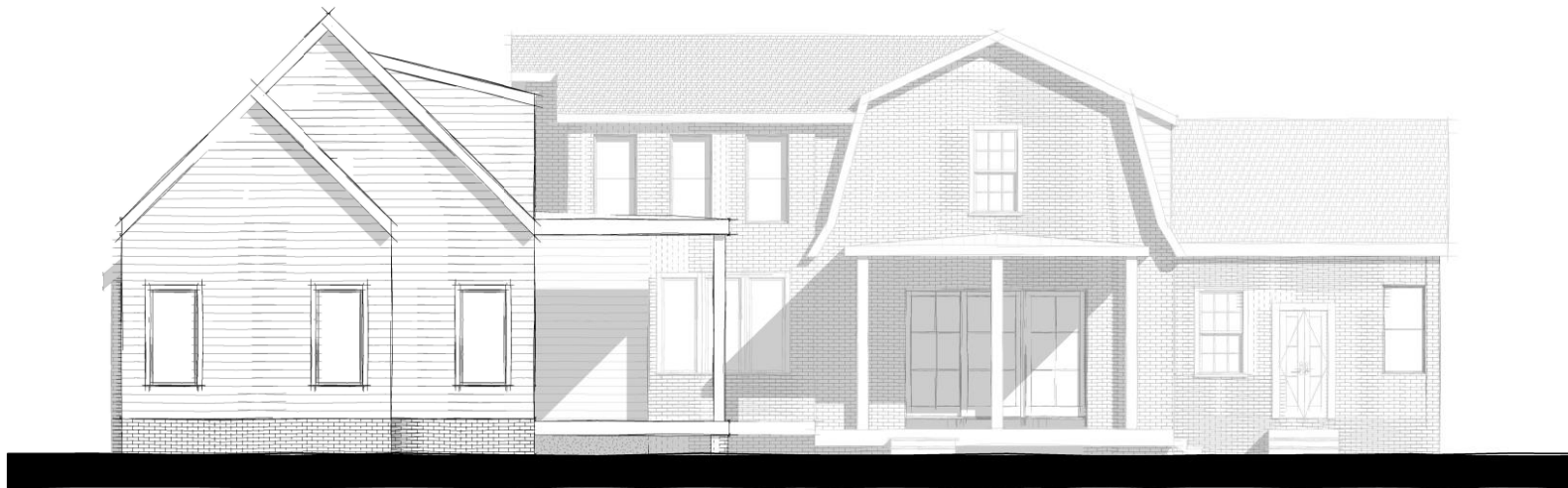
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Drawings that be used only for project indicated and are property of the Architect. Drawings that not be copied in part or whole without the written consent of the Architect. Copyright © 2020 Rhett Morgan Architect, LLC

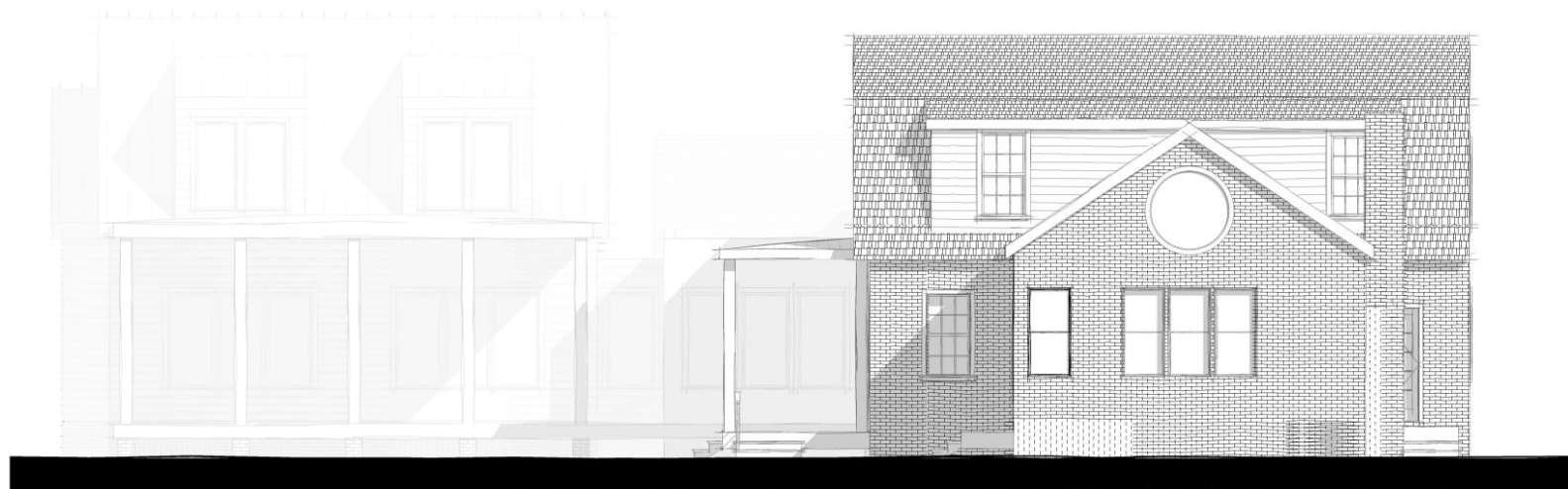
RHETT MORGAN
ARCHITECT, LLC



RHETT@RHETTMORGANARCHITECT.COM
843.345.1534



North
1/4" = 1'-0"

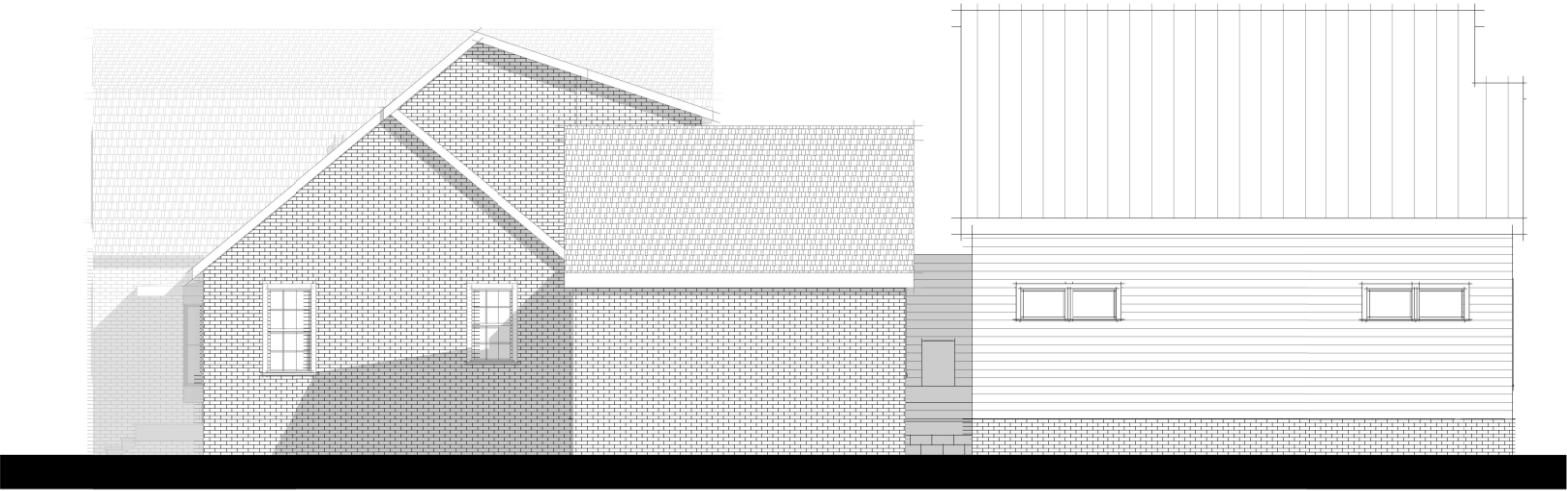


West
1/4" = 1'-0"

10.18.21
GEER RESIDENCE
BZAZ REVIEW - NOT FOR CONSTRUCTION

4' 2' 0' 2' 4'

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East
1/4" = 1'-0"



South
1/4" = 1'-0"

Agenda Item #B-7

194 JACKSON STREET (UNIT A)

TMS # 459-05-01-044

(EASTSIDE)

Request variance from Sec. 54-317 to allow a wine bar (first flr) with 311sf of indoor patron use area and 112sf of outdoor patron use area (piazza), with days of operation Wednesday-Sunday and hours of operation 4pm to 10pm, without providing required parking spaces (5 spaces required).

Zoned GB







Application for Variance, Special Exception, Reconsideration, or Extension **Page 1 of 2**
to the **Board of Zoning Appeals – Zoning (BZA-Z)**

City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: NOV 16, 2021

Property Address 194 Jackson St, Unit A, Charleston, SC 29403 TMS # C4590501044

Property Owner Silas Macrae-Smith Daytime Phone 843-640-0923

Applicant Jessica Vande Werken Daytime Phone 614-746-3990

Applicant's Mailing Address 73 Maple St, Charleston, SC 29403

E-mail Address jessica.vandewerken@gmail.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Business owner/leasing the space

Zoning of property General Business

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES or NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Jessica Vande Werken Date Oct. 18, 2021

For office use only		
Date application received	Fee \$	Time application received
Staffperson		Receipt #

BZA-Z Application (continued)

Page 2 of 2

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Bar Rollins, 194 Jackson Street, is looking to obtain a Parking Variance for the new business that will be occupying the ground floor. Based on Part 3, we would require 1 off-street parking spot per 100 SF of patron use. That would require us to have 3 off-street parking spots. We currently do not have the adequate space, or meet driveway width minimum dimensions to provide for this. In addition, backing out of the existing 9 foot driveway would require the patron to back out onto the public right of way which is not allowed per Part 4, Sec 54-318, item C for a commercial use. We find this would create problematic situation for our patrons. In addition, these conditions are common for the area therefore having many business not provide off-street parking.

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
(843) 724-3781 www.charleston-sc.gov/zoning

Bar Rollins

194 JACKSON STREET
CHARLESTON, SC 29403

10.18.2021

Board of Zoning Appeals - Zoning (BZA-Z)
· Parking Variance

Table of Contents

- 1. BZA-Z Application for Variance, Special Exception, Reconsideration, or Extension (See Attached)**
- 2. Bar Rollins - Business Introduction**
- 3. Floor Plan**
- 4. Site Plan**
- 5. Site Photos**
- 6. Precedents**

Bar Rollins is the wine bar you always hoped would open around the corner from you. Our focus is on natural and biodynamic wines, complemented by a high-quality but intentionally limited food menu. With a regularly rotating selection of wine, guests will be encouraged to return for something new and exciting. A curated selection of bottles will be available for purchase for guests to take home.

Our goal is to create a welcoming, unpretentious atmosphere for everyone. We believe **wine should be fun**, and Bar Rollins is a nice place to drink wine.

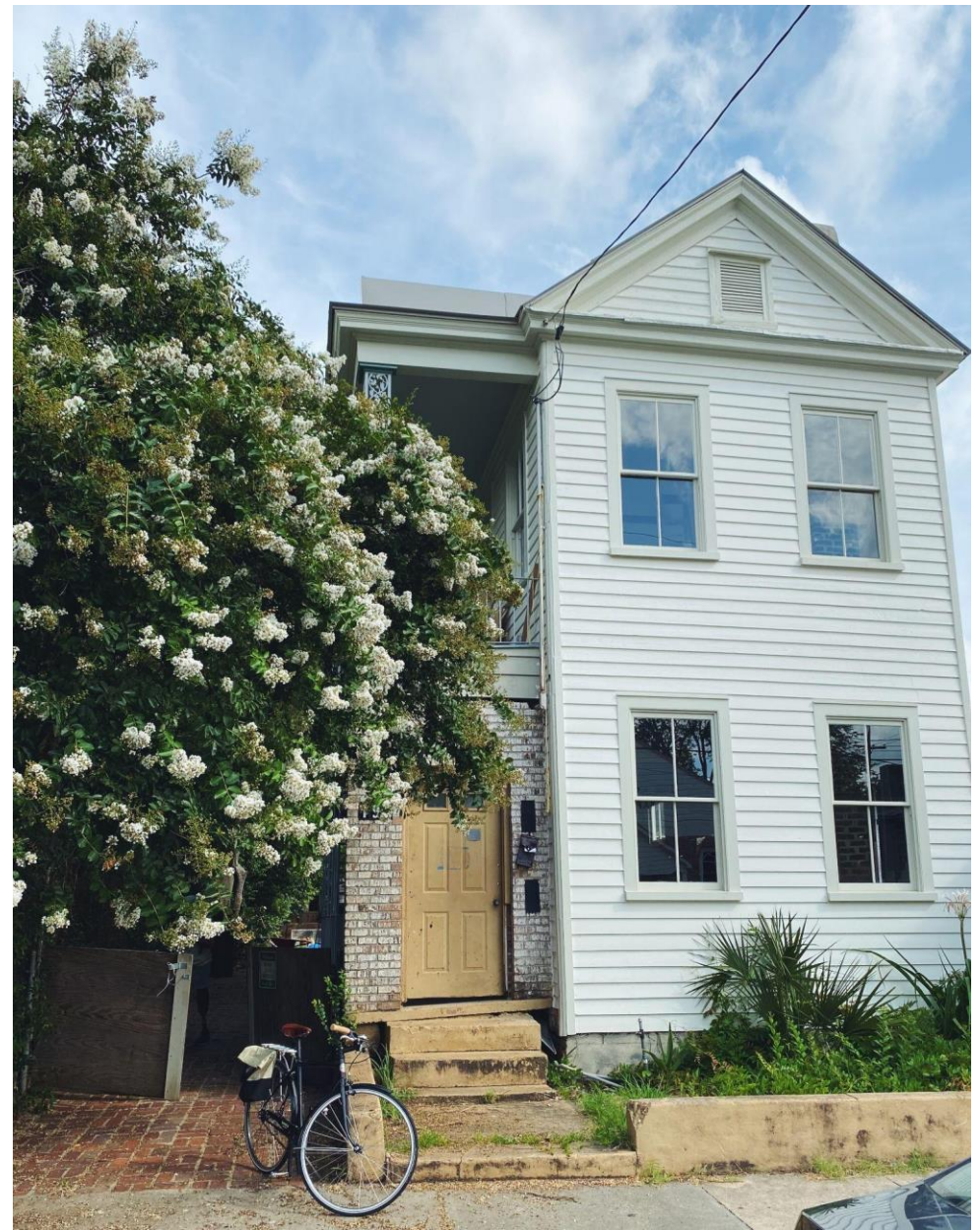
THE LOCATION

Bar Rollins will be located on the ground floor at **194 Jackson Street** in a restored Charleston Single in the **Eastside neighborhood**.

Hours of operation:
Wednesday - Sunday, 4-10pm

Zoned as **General Business**

We'll apply for a **Beer & Wine license**
(no liquor)



PROPRIETARY AND CONFIDENTIAL

We plan to have **2-3 employees working at a time**. One person behind the bar, one person preparing food, and one person running food and drinks to tables.

Our guests will order at the bar, then seat themselves. Their wine and food will be dropped at their tables, and they can order more food from their table once they're seated.

THE SPACE

Total square footage:
646 SF

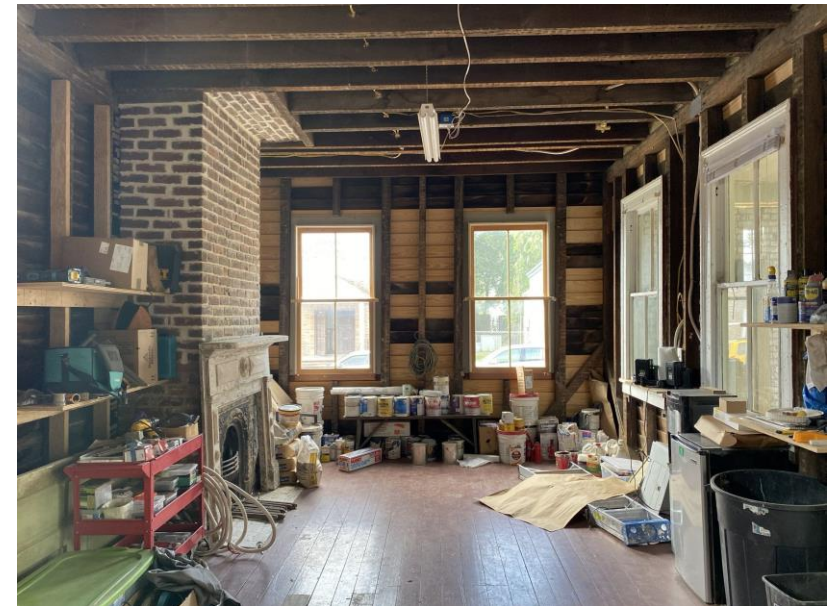
Planned indoor seating:
16 seats (9 at tables, 7 at bar)

Planned outdoor seating:
6 seats (on the front porch & patio)

Means of egress:
2 doors lead to the porch

Accessibility:
ADA compliant bathroom, and exterior lift to
access the rear door

Parking:
street parking



— RENDERINGS



— RENDERINGS



Floor Plan: 194 Jackson Street

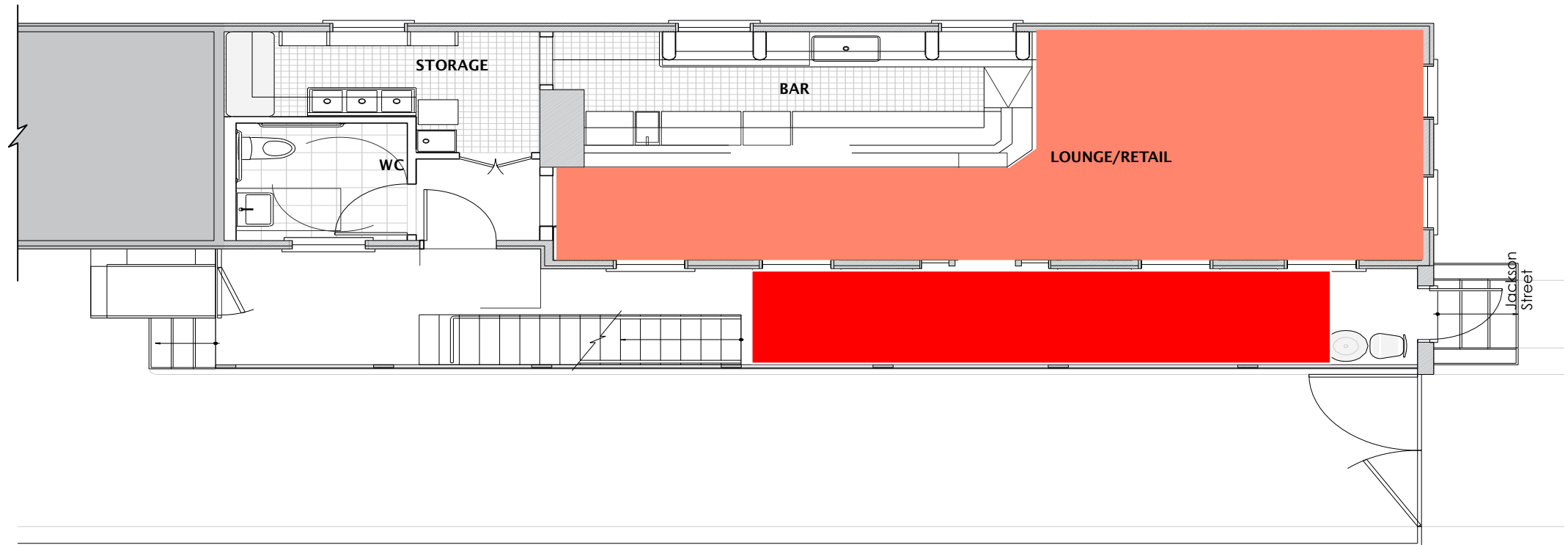
Article 3 - Site Regulations / Part 4 - Off-Street Parking Requirements

Sec 54-317 Required number of off-street parking spaces by land use.

Table 3.3 Off Street Parking Requirements

****Per Table 3.3 Bar Rollins patron use square footage is 311 SF indoor, and 112 SF outdoor (Piazza) requiring 5 parking off-street parking spots for which this Parking Variance is for.**

-	Eating and drinking places; sit down establishments serving food and beverage (on the peninsula)	1 per 100 square feet of inside patron use area (excluding bathrooms) except that for a lot with this use that is more than 150 away from any lot with a residential zoning designation, measured closest point of the lot to closest point of the lot, the number of spaces required for inside patron use area shall be 1 per 150 square feet (excluding bathrooms), and 1 per 130 square feet of outside patron use area .
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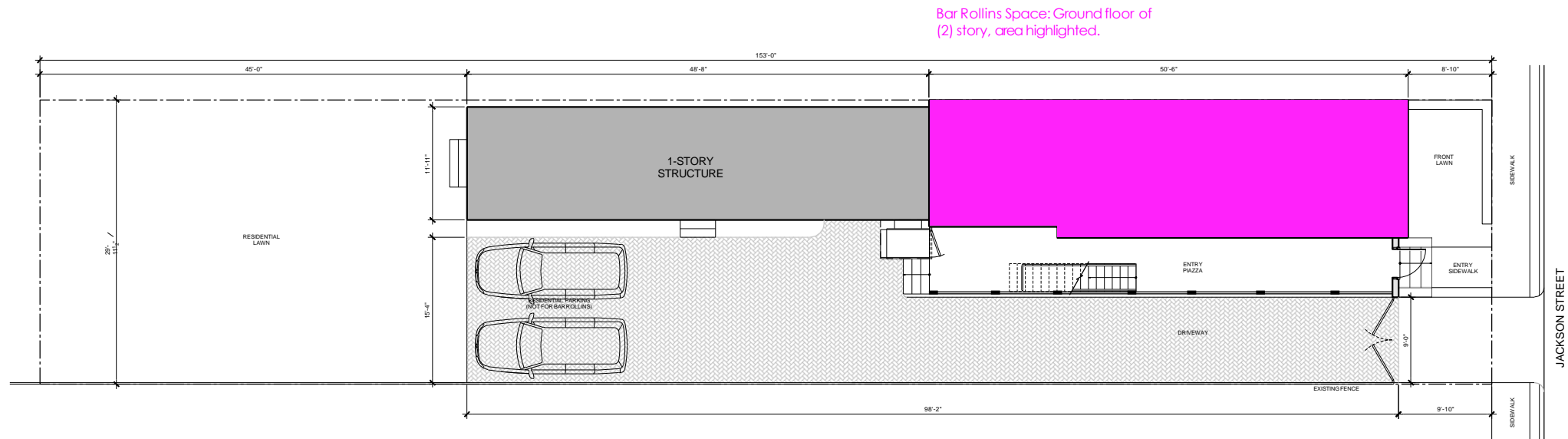
Site Plan Items: 194 Jackson

- 194 Jackson Street is currently comprised of (3) Units, (1) of which is Bar Rollins. The other (2) Units are Residential and are requiring (1) off-street parking each, adding (2) more parking spaces to the (5) required for Bar Rollins, totaling to (7) off-street parking spots for the property at 194 Jackson Street - this is per Table 3.3 under Part 4 - Off-Street Parking Requirements.
- Article 3 - Site Regulations / Part 4 - Off-Street Parking Requirements Sec 54-318 Design Requirements for New Parking Areas
C. Maneuverability. Parking areas must allow adequate room for vehicles to access parking lots and maneuver into and out of spaces safely. Parking lots requiring vehicles to back onto a public right-of-way shall not be permitted, except that properties with exclusively residential uses, with up to 10 dwellings on a lot and parking access on a local or collector street carrying less than 650 vehicles per day, may have driveways which require a vehicle to back onto and maneuver in the public right-of-way.
**** Per item C under Sec 54-318, Bar Rollins does not meet Maneuverability for parking areas on site as a Business. This requires vehicles to back onto a public right-of-way.**
- Sec 54-319 Location of Parking Off-street parking spaces provided pursuant to this section shall be located upon the same lot of record as the use to which they are associated. However, if the property does not provide sufficient off-street parking, parking may be provided on a properly zoned lot within 400 feet of the building or use, provided, however, that a satisfactory long-term lease with a term of at least 10 years is provided to and approved by the zoning administrator (such distance shall be measured from the nearest point of the parking lot to the nearest boundary of the lot on which the building or use is located that the parking is said to serve), and further provided that for eating and drinking places or catering uses, the lot used for off site parking shall not adjoin a lot with a residential zoning designation or be separated from a lot with a residential zoning designation by a right-of-way of 55 or less feet. ****Per Sec 54-319, 194 Jackson Street does not have a properly zoned lot within 400 feet to lease out parking spaces.**
- Current driveway is 9'-0", not meeting the minimum of 10'-0" for an active driveway.

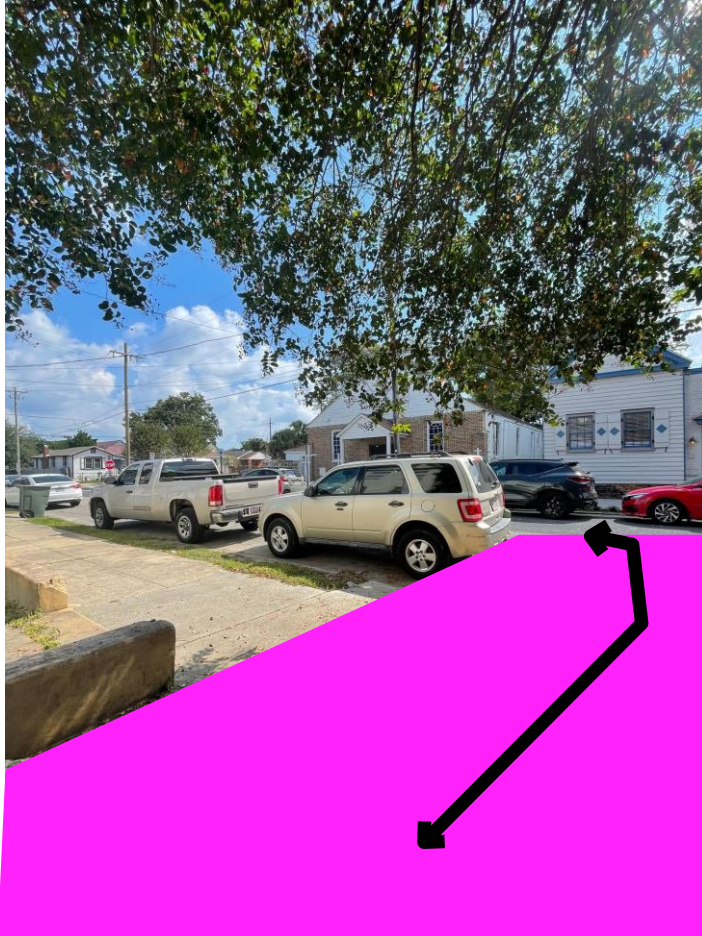
Site Plan: 194 Jackson Street



Site Plan: 194 Jackson Street



Site Photos: 194 Jackson Street

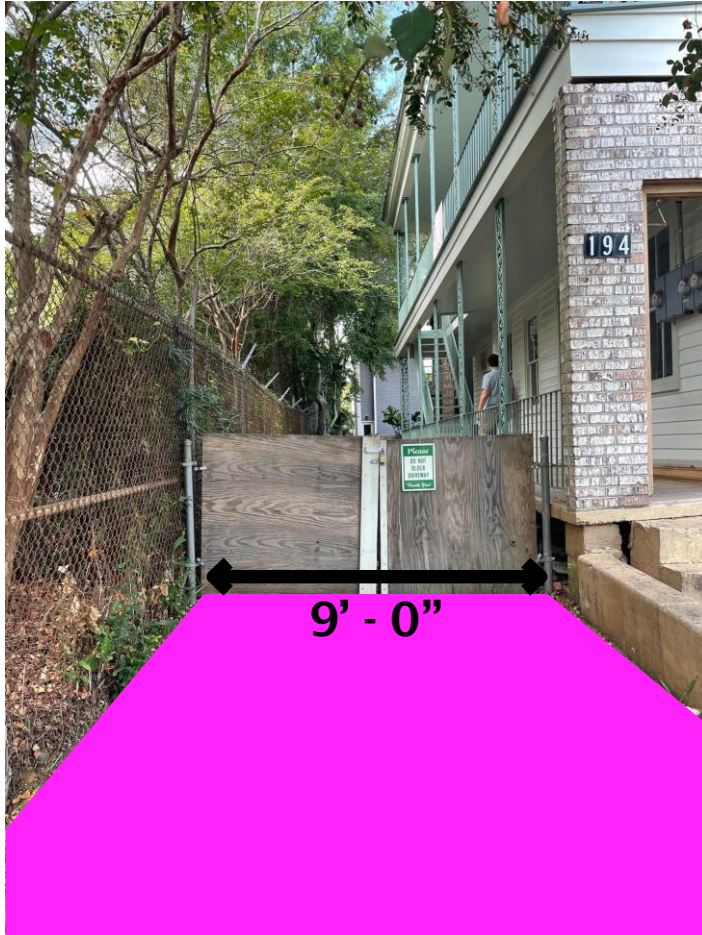


DRIVEWAY CONNECTING TO PUBLIC
RIGHT OF WAY

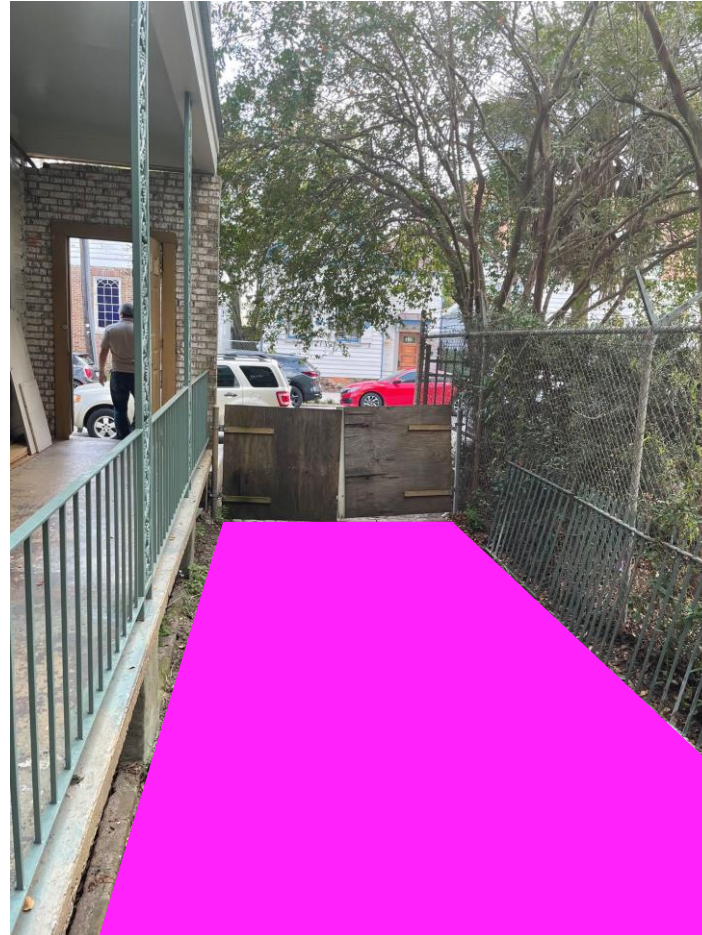


PULLING OUT WOULD REQUIRE THE VEHICLE
TO BACK INTO THE RIGHT OF WAY

Site Photos: 194 Jackson Street

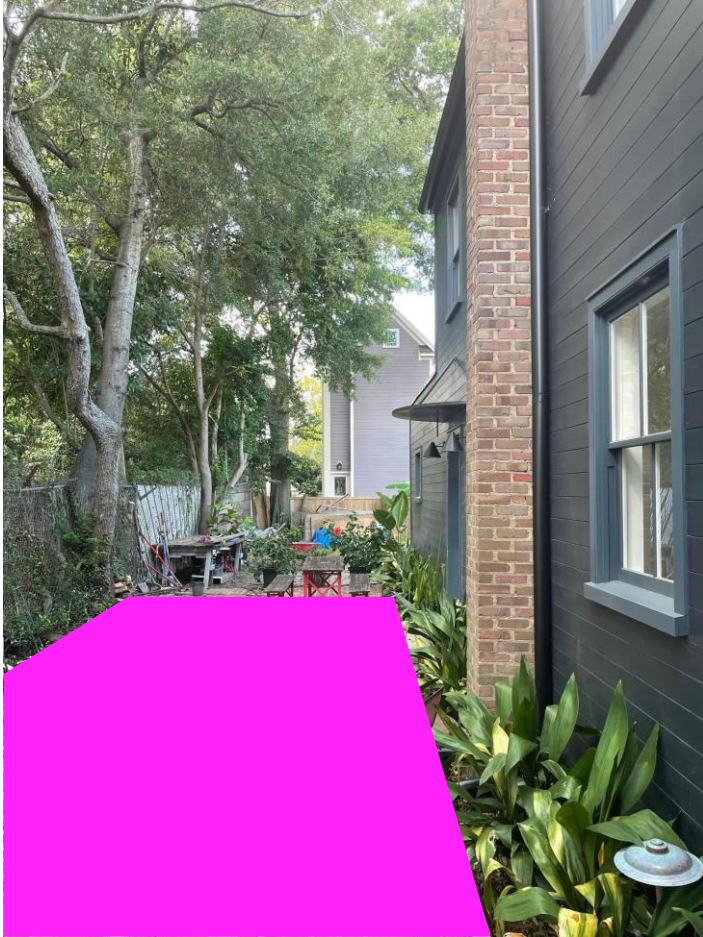


DRIVEWAY LOOKING ONTO THE
PROPERTY - DRIVEWAY DOES NOT MEET
MINIMUM 10' WIDTH FOR AN ACTIVE
DRIVEWAY



DRIVEWAY LOOKING BACK ONTO PUBLIC
RIGHT OF WAY

Site Photos: 194 Jackson Street



END OF RESIDENTIAL DRIVEWAY - DOES NOT ALLOW FOR PATRON TURN AROUND CLEARANCE; PARKING IS DEDICATED FOR (2) RESIDENTIAL TENANTS ON SITE.

Precedents w/ no off-street parking

Tobin's Market
197 Jackson St, Charleston, SC 29403

Elliotborough Mini Bar
18 Percy St, Charleston, SC 29403

Guided Horn
267 Rutledge Ave Unit D, Charleston, SC 29403

Baba's
11 Cannon St, Charleston, SC 29403

Last Saint
472 Meeting St B, Charleston, SC 29403

Harken
62 Queen St, Charleston, SC 29401

Chubby Fish
252 Coming St, Charleston, SC 29403

Cutty's
227 St Philip St, Charleston, SC 29403

Chez Nous
6 Payne Ct, Charleston, SC 29403

Agenda Item #B-8

117 CHADWICK DRIVE
TMS # 421-05-00-100
(SOUTH WINDERMERE)

Request variance from Sec. 54-301 to allow an existing porch to be converted to a great room and storage space having a 15.14 rear setback (25-ft. required).

Zoned SR-1







Application for Variance, Special Exception, Reconsideration, or Extension
to the **Board of Zoning Appeals – Zoning (BZA-Z)** **Page 1 of 2**

City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: As soon as possible

Property Address 117 Chadwick Drive, Charleston, SC TMS # 421-05-00-100

Property Owner Virginia Porterfield Villeponteaux Daytime Phone 505.980.1856

Applicant Micheal Eippert / Commonwealth Contracting Daytime Phone 843.200.9824

Applicant's Mailing Address 809 Saint Dennis Drive, Charleston SC 29407

E-mail Address mike@commonwealthcontractingllc.com

Relationship of applicant to owner (same, representative, prospective buyer, other) General Contractor

Zoning of property SR-1

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES or NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
☒ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant _____ Date _____

For office use only

Date application received _____ Time application received _____
 Staffperson _____ Fee \$ _____ Receipt # _____

BZA-Z Application (continued)

Page 2 of 2

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

The residence was purchased in it's existing condition in 2017. The portion of the living space of the home that we are planning to renovate is not currently functional space as it on grade and takes on water. It should be noted that the homeowner's property info for her property taxes include this portion of the home in the total finished living area. The interior of the space in its current condition restrict utilization as useable living space and we are requesting that we be allowed to make the planned improvements to allow it to be used as such.

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.


Board of Zoning Appeals
City of Charleston
2 George Street
Charleston, SC 29401

Dear Board Members,

When I moved back to my hometown of Charleston, SC in the summer of 2017, I purchased a house at 117 Chadwick Drive in South Windermere. It is a lovely home full of character, and my 15 year-old twins and I have been very happy here. Like many older homes, there are tradeoffs, such as lack of closet and storage space. Furthermore, the approximately 1,000 square foot sun room (almost 1/3 of the square footage of the house) has turned out to be less than optimal as living space, and the location of the screen porch on the side of the house is not very inviting. In 2018 I explored reconfiguring the area—without changing the footprint--to move the screen porch to the back of the house, upgrade the overall interior finishings, add a half bath, and convert the current screen porch to inside storage / closet space. At that time, however, there were several factors that made me reconsider. Although I went so far as to have plans made and obtain a permit, I did not proceed.

At this time, I am ready to move forward with the original concept with a different contractor. I was dismayed to hear that although the square footage of my property includes the current indoor sun porch, a zoning variance is required. Not receiving the variance would create a tremendous hardship, in that 1/3 of my home's living space is not upgraded and finished on par with the rest of my home. I only ask that I be permitted to upgrade that portion of the current footprint of the house to make the space fully livable.

Yours truly,

A handwritten signature in black ink, appearing to read "V. Villeponteaux", with a stylized flourish at the end.

Virginia A. Villeponteaux

NOTES

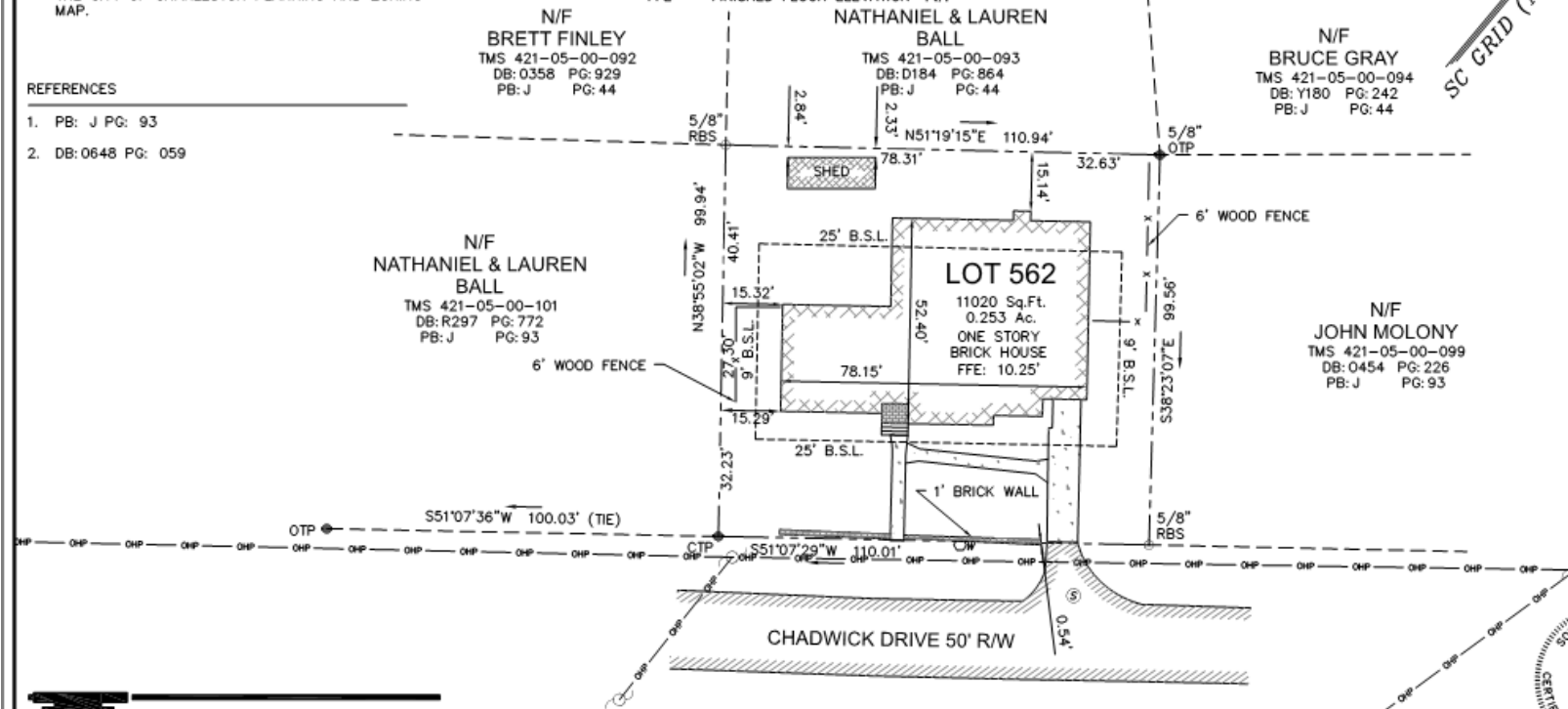
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE AE ELEVATION 9", COMMUNITY 455412, MAP NUMBER 45019C0513K, EFFECTIVE DATE JANUARY 29, 2021.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID NAD 83 (2011).
3. THIS PARCEL IS ZONED SINGLE FAMILY RESIDENTIAL (SR-1) AND SETBACKS ARE PER THE CITY OF CHARLESTON PLANNING AND ZONING MAP.

REFERENCES

1. PB: J PG: 93
2. DB: 0648 PG: 059

LEGEND

CTP	CRIMPED TOP PIPE	— x —	FENCE LINE
OTP	OPEN TOP PIPE	— OHP —	OVERHEAD POWER LINE
RBS	IRON REBAR SET	—	BRICK
⊙	POWER POLE	—	CONCRETE
⊙	SANITARY SEWER MANHOLE	—	EDGE OF PAVEMENT
⊙	WATER METER		
BSL	BUILDING SETBACK LINE		
FFE	FINISHED FLOOR ELEVATION N/F		



PREPARED FOR:
MIKE EIPPERT

AN AS-BUILT & GRAND TREE SURVEY OF

LOT 562
117 CHADWICK DRIVE

TAX PARCEL No.
421-05-00-100

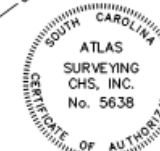
CHARLESTON COUNTY, SOUTH CAROLINA

FIELD WORK: LC
FIELD CHECK: GK
DRAWN BY: AC
DATE: 09-10-2021
SCALE: 1"=30'
PROJECT No.: CHS-21130
FILE: CHS-21130 A1-AC.DWG

ATLAS

SURVEYING, INC.

1017 BANKTON CIRCLE
HANAHAN, SC 29410
PHONE: (843) 573-7831
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

GARY W. KUROSKI
S.C.P.L.S. No. 20467
NOT VALID UNLESS CRIMPED WITH SEAL

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE AE ELEVATION 9". COMMUNITY 455412, MAP NUMBER 45019C0513K, EFFECTIVE DATE JANUARY 29, 2021.
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1. PB: J PG: 93
2. DB: 0648 PG: 059

CTP ● CRIMPED TOP PIPE
OTF ● OPEN TOP PIPE
RBS □ IRON REBAR SET
○ POWER POLE
⑤ SANITARY SEWER MANHOLE
○_W WATER METER
BSL BUILDING SETBACK LINE
FFE FINISHED FLOOR ELEVATION

— FENCE LINE
— OVERHEAD POWER LINE
— BRICK
— CONCRETE
— EDGE OF PAVEMENT

Delete b

EDGE OF PAVEMENT
Delete brick
fireplace & chimney
N/E



VICINITY MAP NOT TO SCALE

PREPARED FOR:
MIKE EIPPERT

AN AS-BUILT & GRAND TREE SURVEY OF

LOT 562
117 CHADWICK DRIVE

TAX PARCEL No.
421-05-00-100

CHARLESTON COUNTY, SOUTH CAROLINA

FIELD WORK: LC
FIELD CHECK: GK
DRAWN BY: AC
DATE: 09-10-2021
SCALE: 1"=30'
PROJECT No.: CHS-21130
FILE: CHS-21130 AT-AC.DWG

N/F
JOHN MOLONY
TMS 421-05-00-099
DB: 0454 PG: 226
PB: J PG: 93

ATLAS

SURVEYING, INC.

1017 BANKTON CIRCLE
HANAHAN, SC 29410
PHONE: (843) 573-7831
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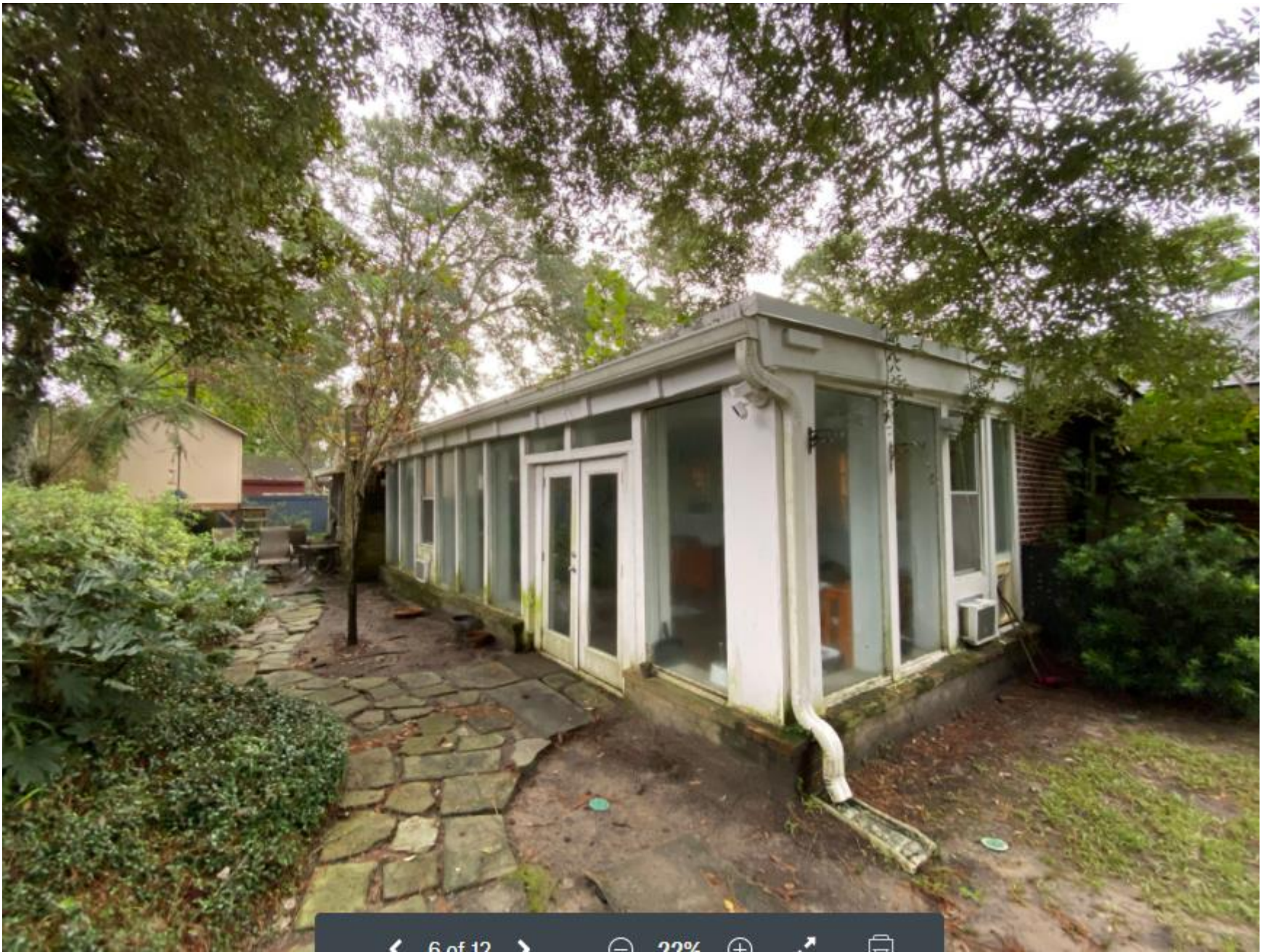
GARY W. KUROSKI
S.C.P.L.S. No. 20467
NOT VALID UNLESS CRIMPED WITH SEAL













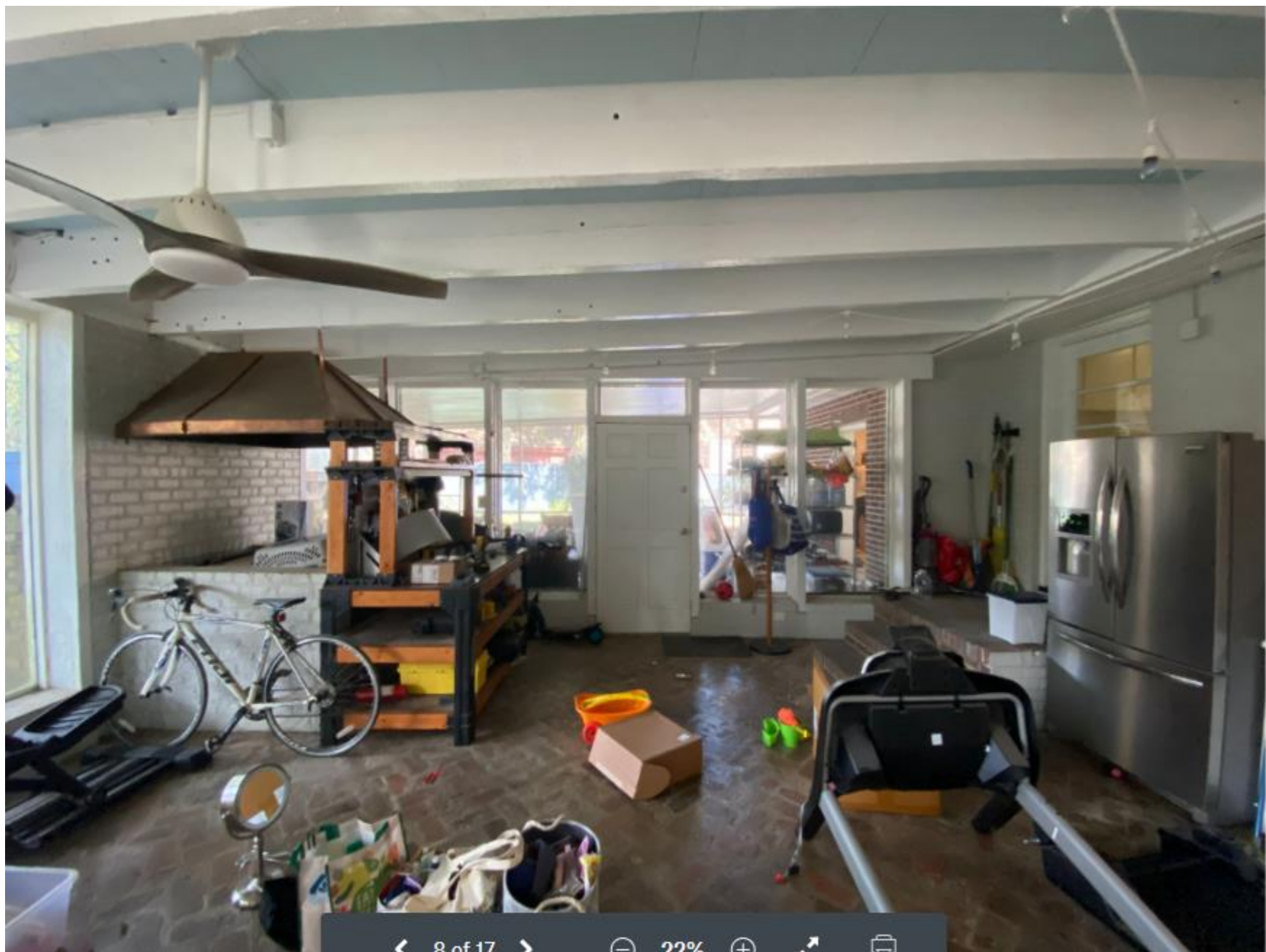














Camera 1



Camera 2

Layout Page Table		
Label	Title	Description/Comments
L-1	PROJECT MANAGER	
A-1	ARCHITECTURAL NOTES	
A-2	FLOOR PLANS	
A-3	ELEVATIONS	
S-1	STRUCTURAL NOTES	
S-2	FOUNDATION	
S-3	FLOOR JOISTS	
S-4	ROOF FRAMING PLAN	
S-5	DETAIL SHEET	

ENGINEER:
ECO ENGINEERING
DAVID FRANKLIN
843-870-9496

PORTERFIELD RESIDENCE ADDITION

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ALPHA HOME DESIGN & CONSULTING LLC, DEVELOPED FOR THE EXCLUSIVE USE OF ALPHA DESIGN & CONSULTING LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION IS PROHIBITED.



Home Design
& Consulting
LLC

Addition
117 Chadwick Dr
Charleston, SC

SHEET TITLE:
Project Overview

DRAWINGS PROVIDED BY:
ALPHA HOME DESIGN & CONSULTING LLC
117 CHADWICK DR
CHARLESTON, SC 29405
843-870-9496

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGNERS

DATE:
8/13/21
SHEET:
T-1

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY ITEMS (JACKS, EXTRA RAFTERS, HANGERS, BARRED RAFTS, STEPPED FTGS, FLOOD VENTS, ETC.) TO PROVIDE THE REQUIRED DISTRIBUTION OF ELECTRICAL AND MECHANICAL UTILITIES AND MISC. CODE REQUIREMENTS THROUGHOUT THE STRUCTURE, THE LOCATIONS, SIZES, ELEVATIONS OR EXISTENCE OF THE ITEMS MAY NOT BE SHOWN ON THE DRAWINGS.

2. THE DESIGN OF THE PARTS AND PORTIONS OF THE STRUCTURE IS BASED ON A COMPLETED CONDITION. ANY TEMPORARY BRACING, SHORING OR SUPPORTING OF THE STRUCTURE OR ITS PARTS WHICH IS MADE NECESSARY DUE TO THE CONSTRUCTION (SEQUENCING OR OTHERWISE) TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. ANY EMBEDDED, FITS, OR RECESSES REQUIRED BY OTHER TRADES OR VENDORS SHALL BE NOTED BY THE CONTRACTOR FROM TRADE OR VENDOR DRAWINGS/INFORMATION. REQUIREMENTS OF THESE TRADES OR VENDORS' DRAWINGS FOR A COMPLETED INSTALLATION MAY NOT BE NOTED ON THESE DRAWINGS, BUT SHALL BE INCLUDED IN THE WORK.

4. THE ACTUAL LOCATION OF EXISTING UNDERGROUND OR OVERHEAD UTILITIES AND LINES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

5. ALL SHOP DRAWINGS SUBMITTED FOR REVIEW MUST BE COORDINATED BY THE CONTRACTOR PRIOR TO THE SUBMISSION AND IN NO CASE SHALL STRUCTURAL DESIGN DRAWINGS (OR REPRODUCTION THEREOF) BE USED FOR ERECTION DRAWINGS FOR TRUSSES OR JOIST.

6. PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH IRC 2018

8. TEMPERED GLAZING IS REQUIRED WITHIN 24" OF DOORS OR WHERE A DOOR WILL OPEN INTO THE GLAZING.

9. 2018 ICC ZONE 3 REQUIREMENTS: WINDOWS U ≤ 0.50
WINDOW IMPACT RATED ≥ 5.5. WINDOWS SHGC U ≤ 0.30
SKYLIGHT U ≤ 0.55. SKYLIGHT SHGC U ≤ 0.30

10. THE CONTRACTOR SHALL COORDINATE THE PLUMBING AND ELECTRICAL WITH THE FRAMING PLANS. PLUMBING WALLS LOCATED ABOVE OR BELOW JOIST THAT REQUIRE PIPES OR CONDUIT THRU THE JOIST SHALL BE IDENTIFIED PRIOR TO FRAMING. THE LOCATIONS OF THE CONFLICT SHALL BE NOTED ON THE PLANS AND WHEN THE JOIST ARE INVALUED TO THE WALL, A JOIST SHALL BE LOCATED WITHIN ONE INCH OF EACH SIDE OF THE PLUMBING WALL TO MAINTAIN THE NEED TO CUT THE JOIST IN ORDER TO INSTALL THE PLUMBING PIPE OR ELECTRICAL CONDUIT.

11. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL SELECT A SWIMPO OR USP CONNECTOR RECOMMENDED FOR THE FIELD CONDITION. THE MANUFACTURER'S DETAIL AND SPECIFICATION FOR THE INSTALLATION OF THE CONNECTOR SHALL BE CONSIDERED PART OF THESE PLANS AND SPECIFICATIONS.

12. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF STEEL CONNECTIONS IN ACCORDANCE WITH AISI.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY COORDINATION ISSUES ON THE PLANS OR ANY FIELD CONDITIONS THAT DO NOT APPEAR TO BE STANDARD TO THE INDUSTRY THAT MAY NOT BE APPROPRIATE ON THE DRAWINGS.

14. WHEN A MANUFACTURER IS REFERENCED ON THE PLANS, THE CONTRACTOR IS DIRECTED TO THE MANUFACTURER'S DETAILS AND SPECS FOR INSTALLATION OR OTHERWISE THE DETAILS AND SPECS IN THE 2018 IRC.

15. PROVIDE DOUBLE FLOOR JOIST UNDER ALL WALLS PARALLEL TO JOIST.

DESIGN CRITERIA

1. FLOOR LL
ALL ROOMS -----50 PSF
BALCONY/DECKS -----40 PSF
2. ROOF LIVE LOAD -----20 PSF
3. WIND LD -----147 MPH
4. IMPORTANCE FACTOR 1, BUILDING CATEGORY - II, EXPOSURE - C
5. SEISMIC DESIGN CATEGORY "D2" AND SITE CLASS "D". S_{ds} = 1.11,
6. SOIL BGR PRESSURE-1500 PSF
7. CONTRACTOR SHALL DOCUMENT SOIL BEARING CAPACITY AND LONG TERM DIFFERENTIAL SETTLEMENT IS LESS THAN ONE INCH.

DOORS AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH MINIMUM SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENING AREA LESS THAN 20" WIDE OR 34" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR TO ORDERING.
DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 36" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL MECHANISM OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U VALUE OF 0.30

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

ELECTRICAL, DATA & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE PROVIDED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY PLUMBER.
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER.
3. LOCAL JACKS AS INDICATED IN THE PLAN. INSTALL DATA CABLE PANELS SIMILAR TO "ON Q" SYSTEM TO BE APPROVED BY HOME OWNER.

DATA & CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN. SYSTEM TO BE APPROVED BY HOME OWNER.

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSED TRINCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TRUNKS, VEGETATION, ROOTS AND OTHER OBSTACLES.
5. MATERIAL AND STRIPPED OF TOPSOIL.
6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 UNLESS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH FOOT IS PROPERLY CONNECTED.

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE, FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND PANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CPM MIN. FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUBS AND /OR SHOWERS AND IN LAUNDRY ROOMS.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

KITCHEN AND CABINET NOTES:

1. ALL CABSIN IS 180 W/ 36" ISLAND. OWNER PRIOR TO ORDERING.
2. CONFIRM DOOR & CRAWLER STYLES WITH HOME OWNER PRIOR TO ORDERING.
3. INSTALL HARDWARE ON SITE.
4. INSTALL CROWN MOULDING ON SITE. MATCH CABINET COLOR.
5. CONFIRM PROFILE AND DIMENSIONS WITH HOME OWNER.
6. CUT OPEN OPENING ON SITE. SEE APPLIANCE SPECIFICATIONS.
7. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
8. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
9. USE MIN 1/2" DUCT FOR HOOD.
10. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

FLOORS AND ROOFS:

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 35 AND A SMOKE DENSITY RATING OF LESS THAN 45.

PROVIDE INSULATION BAPLES AT EDGE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY SYSTEMS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

RECELLANGLING NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FL.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLACING) TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF THE OR SHOWN FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE. UNLESS OTHERWISE GLASS TO HAVE MINIMUM CLEAR SPAN OF 20 IN. AND FRAME IS TO BE ATTACHED TO A 2x6 CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (SCREENED AND BACK DAMPER) FOR GAS FIRE PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTIC TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-30
WALLS R-13
FLOORS R-19

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO: NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION WITH A REQUEST FOR SPECIAL INSPECTION UNIT. IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS UNDERLayment, THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
SPECIAL INSPECTION, THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

PLANS SHALL COMPLY WITH:

2018 International Residential Building Code with SC Modifications
2018 International Fire Code with SC Modifications
2018 International Plumbing Code
2018 International Mechanical Code
2004 International Energy Conservation Code
2018 International Fuel Gas Code with SC Modifications
2011 National Electrical Code

SHINGLE ROOFING SYSTEM

1. DECKING:

Roof decking shall be of good quality exposure 1 grade OSB (other type with exterior glue) or better sheathing boards. Plywood shall be minimum 5/8" thick by 24" spacing. Minimum 1/8" gap between deck boards is necessary to allow for expansion.
Joists between deck boards should be staggered to promote overall deck strength.

2. UNDERLAYMENT:

Asphalt saturated felt shall be used as the underlayment (minimum 30 mil minimum) (heavier material may be used). Apply a 15" wide strip as a starter strip overlap with a full 24" wide felt. Successing underlayment courses have a 10" headlap. End laps shall be 12 inches.

3. SHEET METAL DRIP EDGE:

The drip edge shall be applied directly to the deck at the eave and stop the underlayment along the rake. Attachment shall be of a maximum of 4" o.c.

4. VALLEY FLASHING UNDERLAYMENT:

Valleys shall be lined with an underlayment of 36" wide felt or roll roofing material starting at the low point and running vertically up the valley underneath felt underlayment felt. Laps in the liner should be sealed with roof cement.

5. SHINGLES:

Shingles shall be Architectural Class A Asphalt Roof Shingles with a 30 or 50 year warranty. Color as selected by owner.

6. SHINGLE APPLICATION:

The shingle application shall begin with a starter strip applied at the eave. The starter strip may be 7" wide mineral surfaced roll roofing or the more common shingle with tabs removed. The starter strip is applied with a 1/4" to 1/2" overhang.

Note:

A starter strip by just turning the tabs of the shingle upslope is not acceptable.

7. FASTENERS:

Nails shall be galvanized. Nails shall have 12 gauge shank diameter 0.307" with a head of .30" and shall be a minimum 1 1/4" long. They must penetrate or extend minimum 3/4" into the deck material.

Nails shall be placed below the self-sealing materials on the shingle and spaced below with a minimum of 6 nails per shingle.

Staples are not acceptable for fasteners.

FINISH NOTES:

ALL DRAWINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

BALCONY NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENDOGRAPH A MAX. OF 13" INTO THE REQUIRED WIDTH.

THREADS SHALL HAVE A MIN. WIDTH OF 3". STAIR THREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 60" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF THE STAIRS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO ANEWAL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HANDRAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 3" BELOW RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL, SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Alpha Home Design & Consulting LLC. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Home Design & Consulting
Alpha Consulting LLC

Addition
117 Chadwick Dr
Charleston, SC

SHEET TITLE:
ARCHITECTURAL NOTES

DRAWINGS PROVIDED BY:
ALPHA HOME DESIGN LLC
843-284-3131 CELL
Scott@alphahomeconsulting.com

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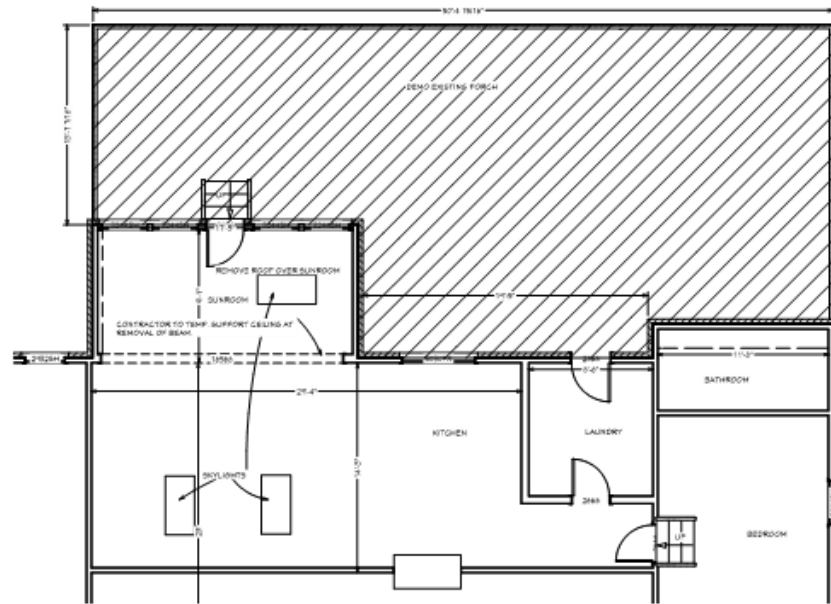
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8/13/21

SHEET:

A-1

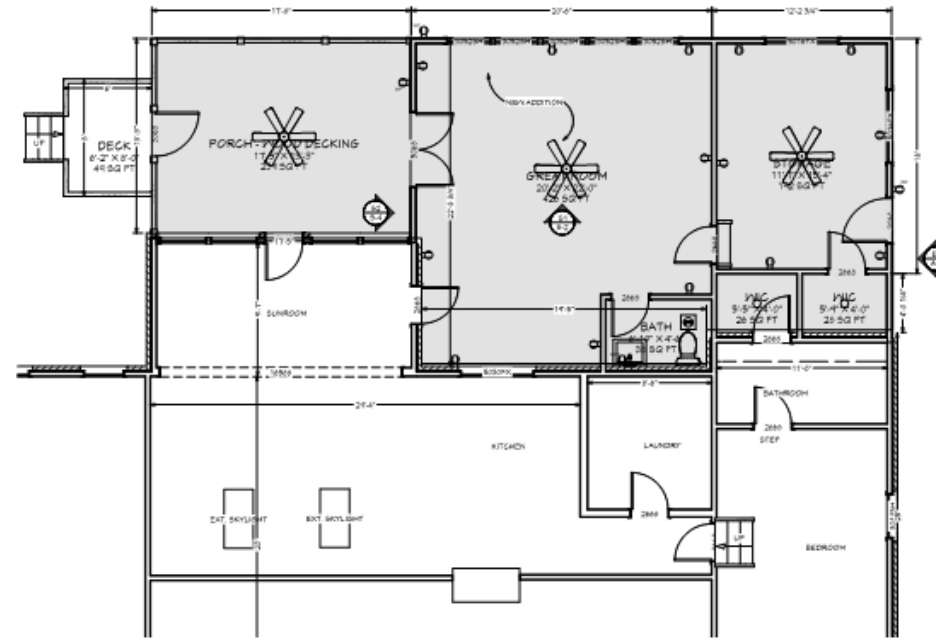




Architectural Plan 1/4"

A
A-2

AS IS / DEMO FIRST FLOOR PLAN
SCALE 1/4" = 1'.0"



Architectural Plan 1/4"

B
A-2

FIRST FLOOR PLAN W/ ADDITION
SCALE 1/4" = 1'.0"





Elevation 1



Elevation 2



Elevation 3



EXISTING PORCH PIC

A
A-3

ELEVATIONS

SCALE 1/4" = 1'-0"



DATE:

8/13/21

SHEET:

A-3

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B D**

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ALPHA HOME CONSULTING LLC
843-384-3110 CELL
Scott@alphahome.com

SHEET TITLE:
ELEVATIONS

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Charleston, SC

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Alpha
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LLC



Horizontal strapping at window corners. The top diagram shows a 3D perspective of a window corner with horizontal strapping. The bottom diagram shows a cross-section of a window frame with horizontal strapping, labeled with 'New joint', 'Detail A', and 'Detail B'.

Figure 1 shows the design details of the ST22 attachment of a dual-wall post to a concrete slab. The figure includes a perspective view of the post and slab, and three cross-sectional details: Detail A (top), Detail B (middle), and Detail C (bottom). Detail A shows the post embedded in the slab with a 100mm concrete cover and a 100mm gap between the post and the slab. Detail B shows the post embedded in the slab with a 100mm concrete cover and a 100mm gap between the post and the slab. Detail C shows the post embedded in the slab with a 100mm concrete cover and a 100mm gap between the post and the slab. The diagrams are labeled with dimensions and material specifications.

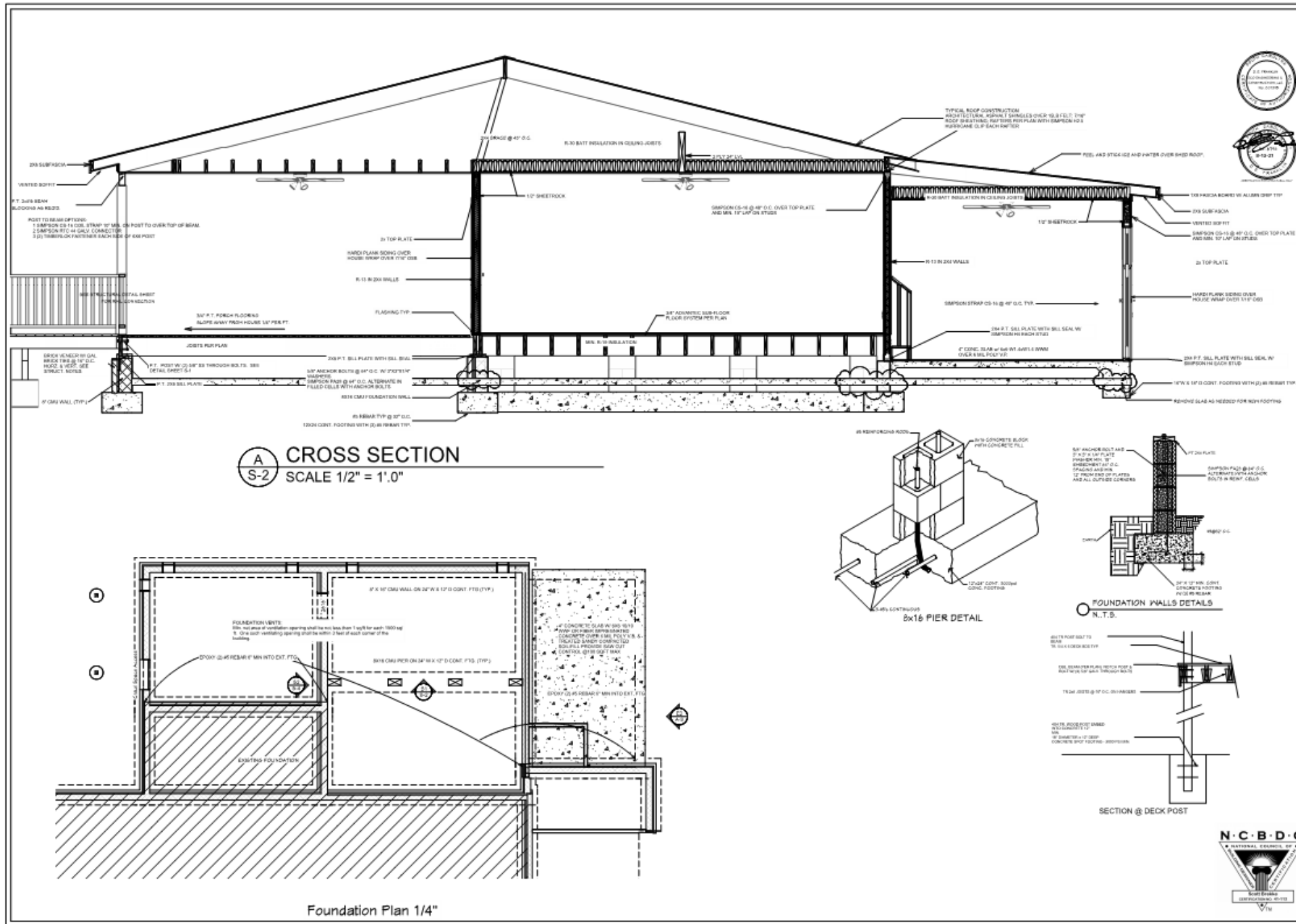
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S-1

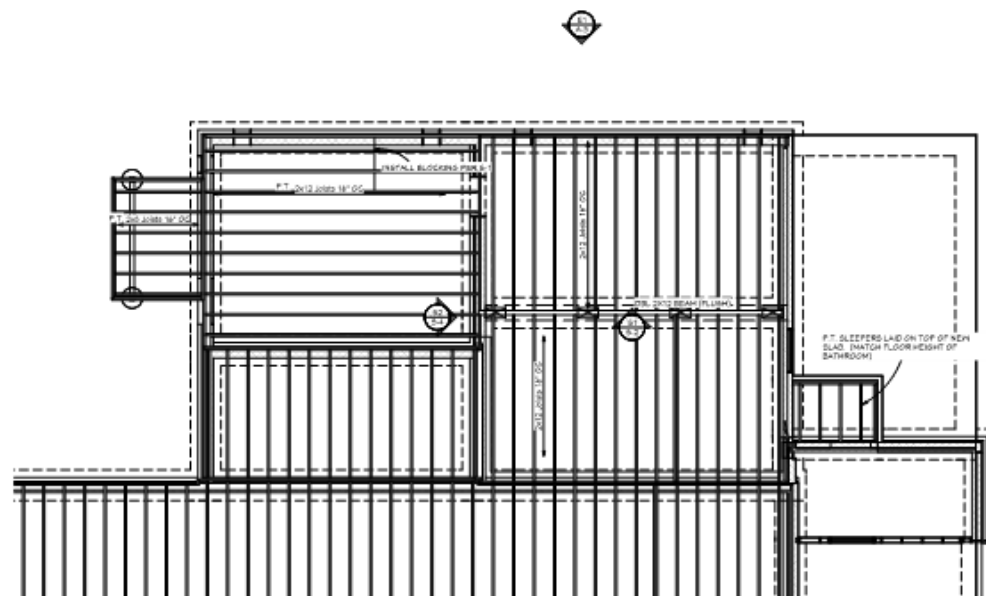
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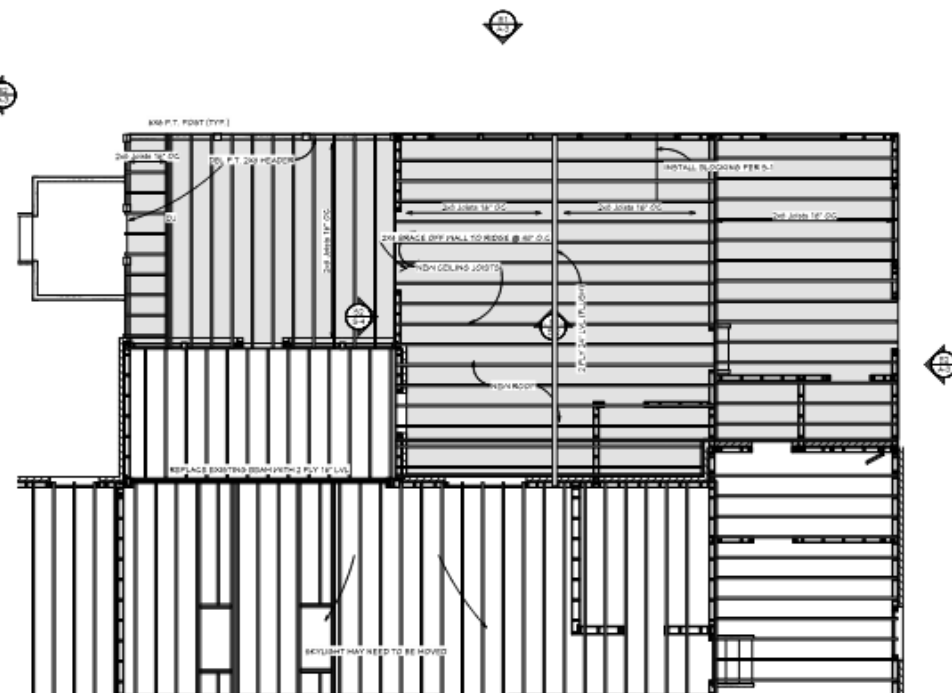
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S-1

11/11/2011





Framing 1st Floor Plan 1/4"



Framing, Ceiling Framing 1/4"

A
S-3
FIRST FLOOR JOISTS FRAMING PLAN
SCALE 1/4" = 1'.0"

B
S-3
CEILING FRAMING PLAN
SCALE 1/4" = 1'.0"



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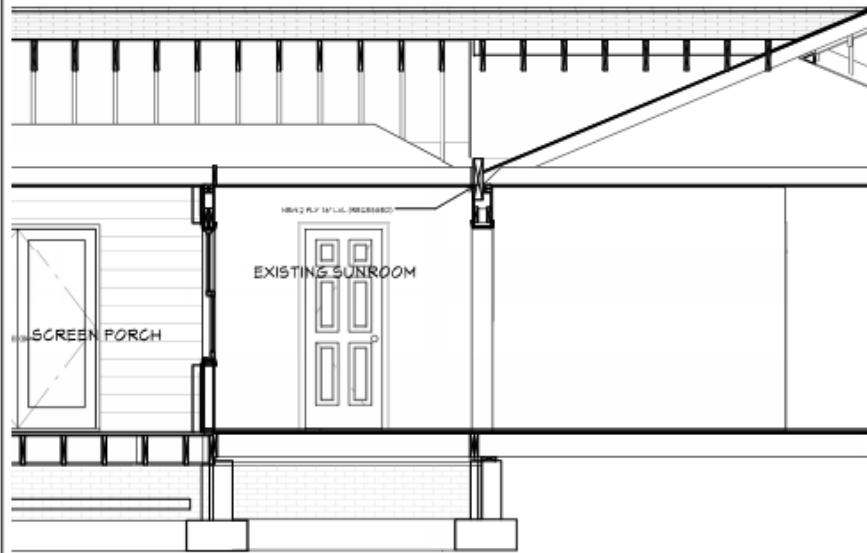
SHEET TITLE:
FLOOR JOISTS

DRAWINGS PROVIDED BY:
ALPHA HOME DESIGN & CONSULTING LLC
843-284-3110 CELL
Scott@alphahomedesign.com

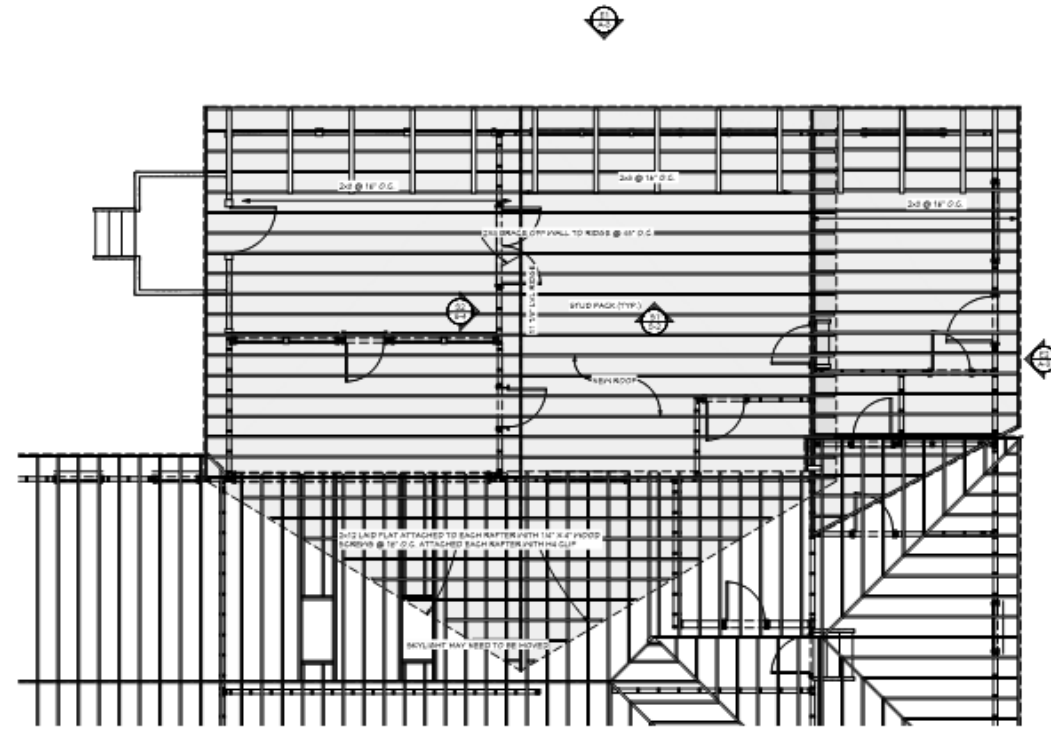
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8/13/21
SHEET:
S-3





Cross Section 2



Framing, Roof Layout Plan 1/4"



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"



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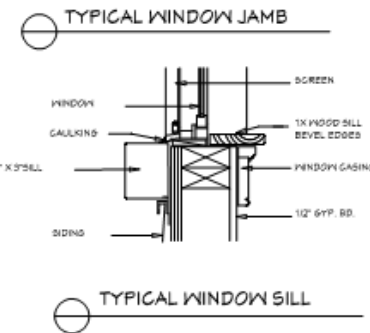
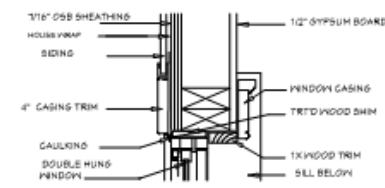
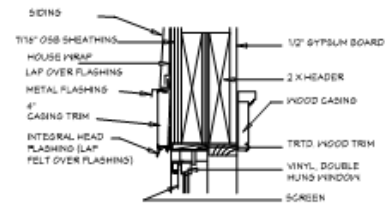
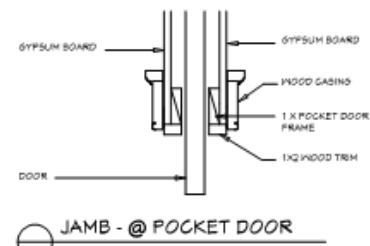
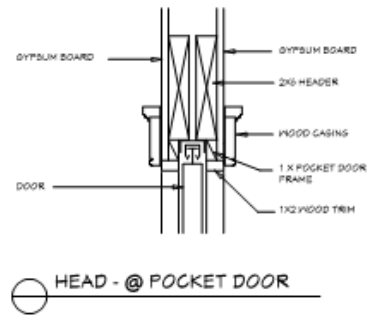
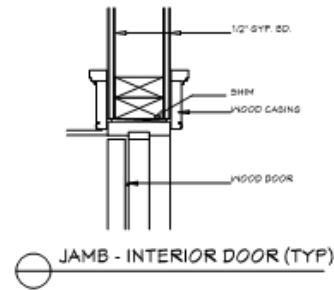
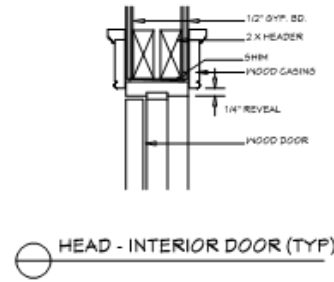
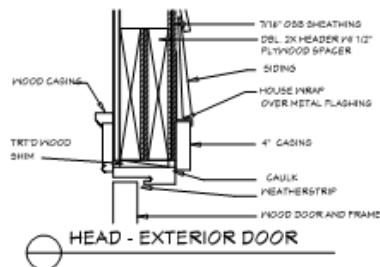
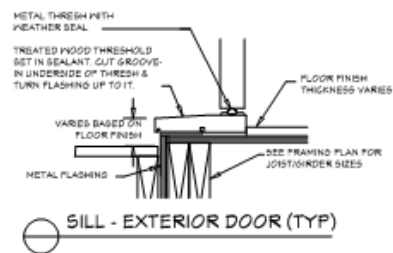
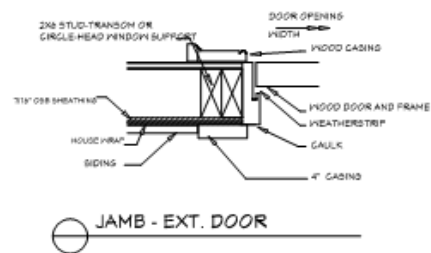
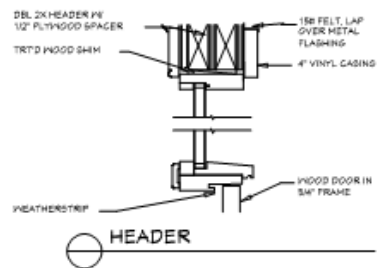
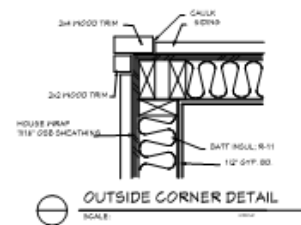
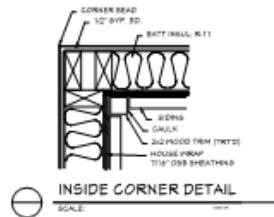
SHEET TITLE:
ROOF FRAMING PLAN

DRAWINGS PROVIDED BY:
ALPHA HOME DESIGN & CONSULTING LLC
SCOTT BRENT
843-284-3130 CELL
scott@alphahomeanddesign.com

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8/13/21
SHEET:
S-4





Home Design & Consulting LLC

Addition
117 Chadwick Dr
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SHEET TITLE:
DETAIL SHEET

QUANTITIES PROVIDED BY:
ALPHA HOME DESIGN LLC
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843-284-3110 CELL
scott@alphahomedesign.com

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8/13/21
SHEET:
S-5

Agenda Item #B-9

115 MEETING STREET

TMS # 457-12-02-001

Request special exception under Sec. 54-110 to allow a change from a non-conforming 216-unit accommodations use to a non-conforming 218-unit accommodations use (Ordinance restricts number of accommodations units to 50-units).

Zoned GB-A







Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: November 16, 2021

Property Address 115 Meeting Street TMS # 457-12-02-001

Property Owner Charleston Mills House Hotel LLC Daytime Phone 301.814.8517

Applicant Womble Bond Dickinson (US) LLP Daytime Phone 843-720-4640

Applicant's Mailing Address Attn: James M. Wilson, 5 Exchange Street, Charleston, SC 29401

E-mail Address james.wilson@wbd-us.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Attorney

Zoning of property GB, Accommodations A-1

Information required with application: (check information submitted)

- ☐ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES** or ☒ **NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws
(Based on owner representation.)

Optional but very helpful information:

- ☐ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant James M. Wilson Date 10/18/21

For office use only

Date application received _____ Time application received _____
Staffperson _____ Fee \$ _____ Receipt # _____

BZA-Z Application (continued)

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

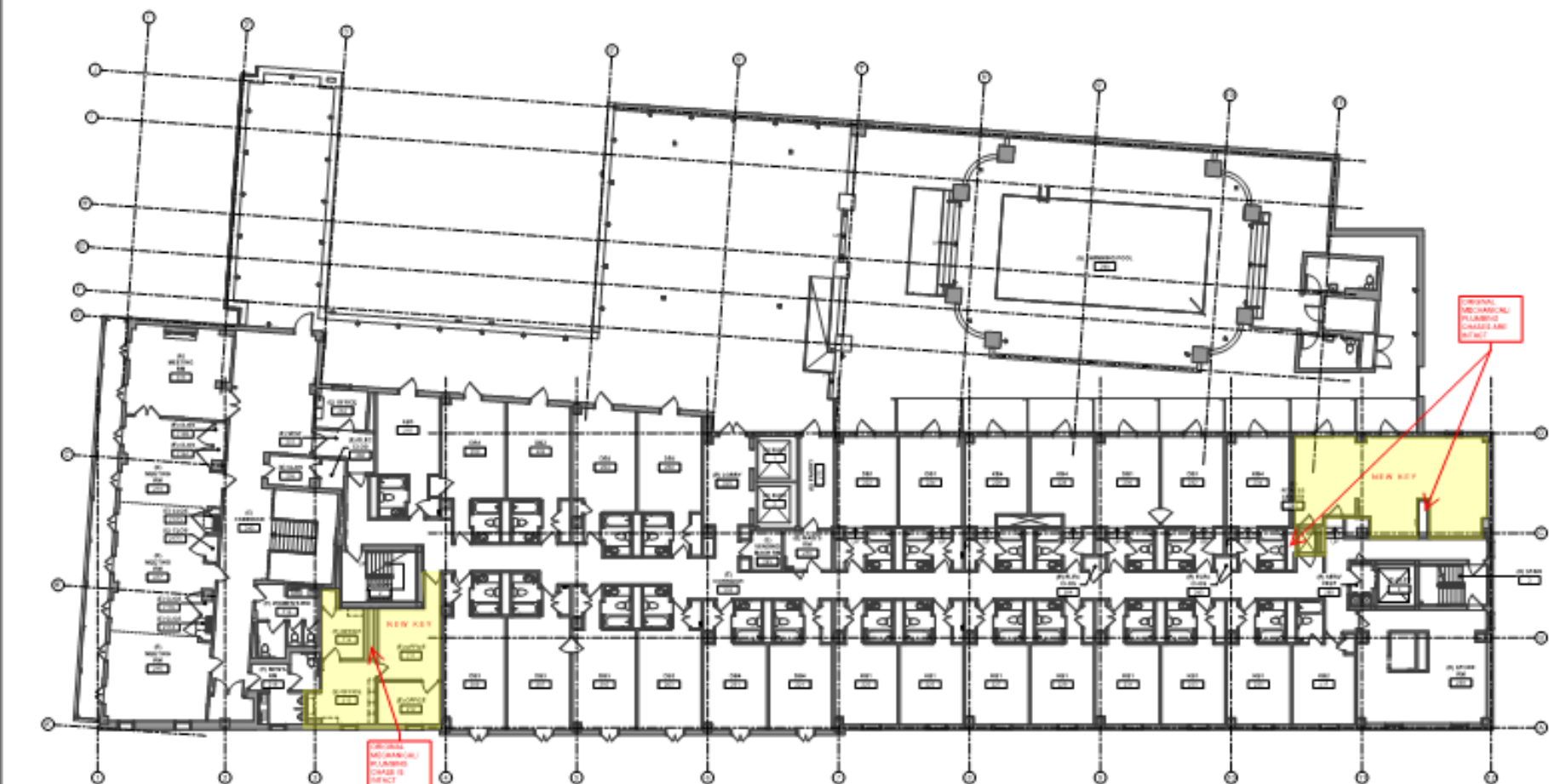
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

See Attached.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

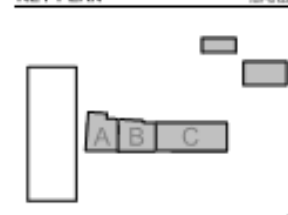


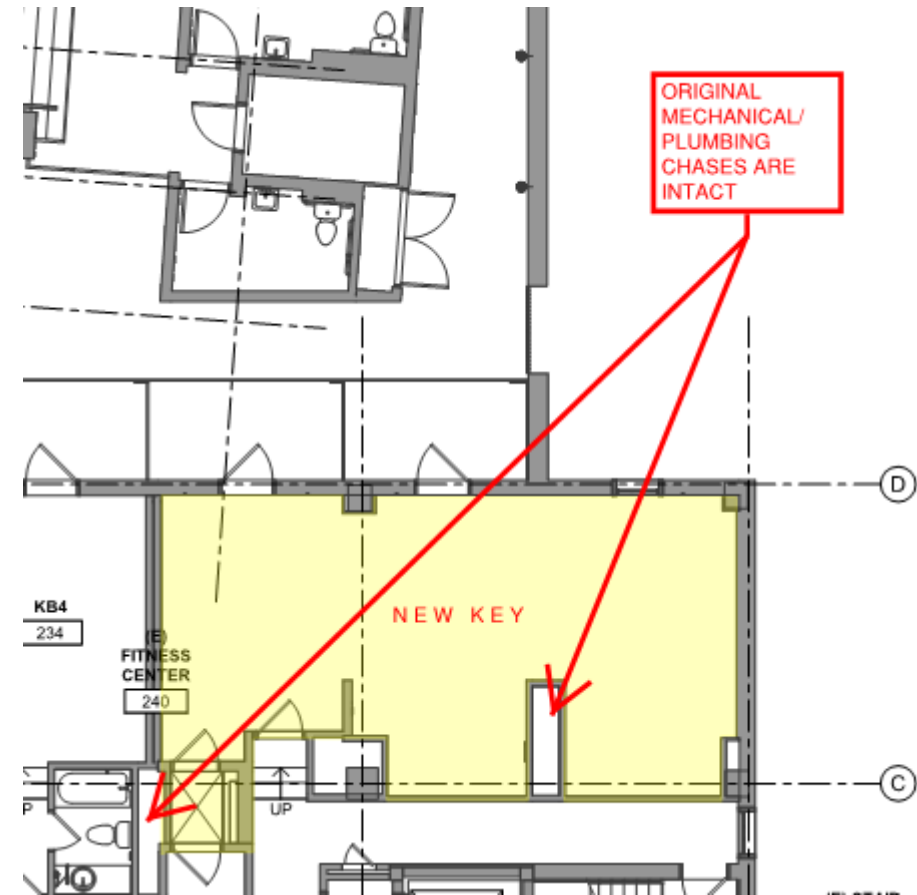
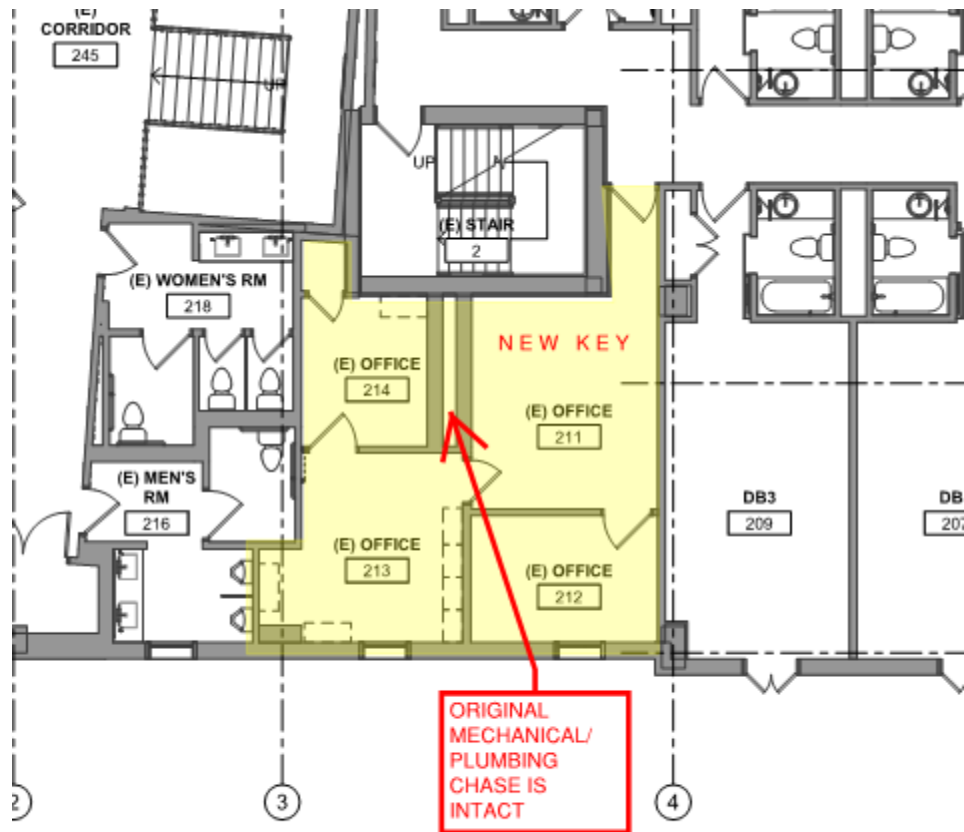
2ND FLOOR

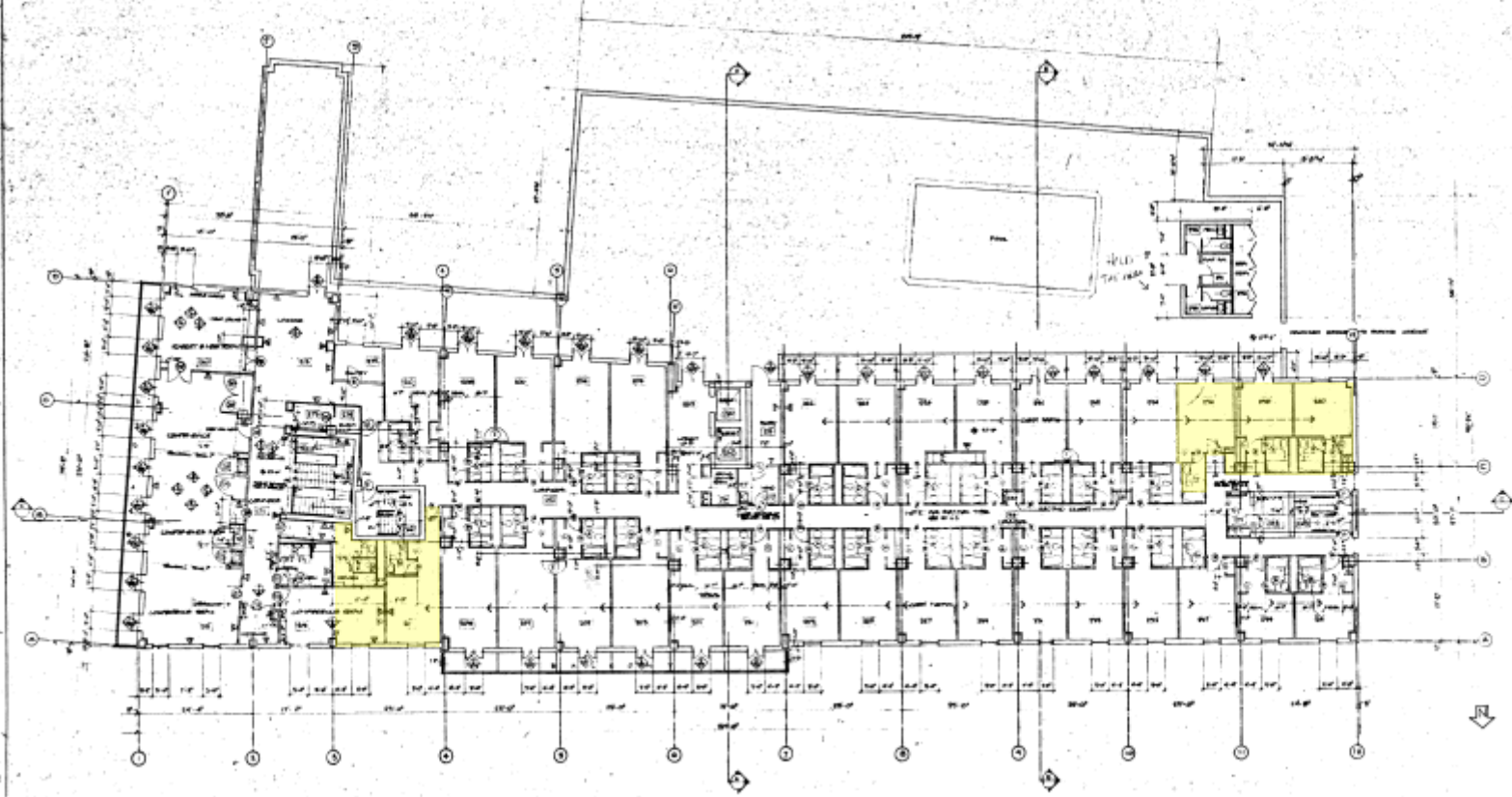
NEW WORK LEGEND



KEY PLAN







<p>PROJECT NUMBER: 9-01</p> <p>DATE: 10-1-00</p> <p>SCALE: 1/4" = 1'-0"</p> <p>SHEET NUMBER: A-4</p> <p>OF 10 SHEETS</p>		<p>CURTIS AND DAVIS ARCHITECTS</p> <p>305 EAST 58TH STREET NEW YORK, NEW YORK 10022</p> <p>ARCHITECTS</p> <p>BRONX, NEW YORK</p> <p>© 2001 CURTIS AND DAVIS</p>		<p>THE MILLS HOUSE</p> <p>CHATEAUX-BOULEVARD</p> <p>SECOND FLOOR PLAN</p>	
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Exhibit to Application
Board of Zoning Appeals – Zoning
Mills House
115 Meeting Street

October 18, 2021

RE: Request for Special Exception Approval for Two Additional Guest Rooms in Accommodations Use for Mills House Hotel, 115 Meeting Street, City of Charleston

We are requesting a Special Exception pursuant to Section 54-110 to allow a portion of interior space within the Mills House Hotel to be converted to two (2) additional guest rooms.

The Mills House currently has 216 guest rooms. The hotel originally was constructed with 237 guest rooms, which were reduced over the years to 214 guest rooms by combining rooms and converting rooms to administrative and other uses. In 2013, the Board approved an increase from 214 to 216 guest rooms. This request would increase from 216 to 218 guest rooms.

This request does not include any expansion of the existing structure. The two additional guest rooms would be located within the existing building in locations that were originally guest rooms, as shown on the plans attached to this application. This request is simply to restore two guest rooms within the building that were previously altered.

The current zoning of the property is General Business, Accommodations Overlay A-1. The hotel is currently a legal nonconforming use because the hotel exceeds the 50 guest room limitation for the A-1 overlay. Pursuant to Section 54-110(c), an existing nonconforming use can be changed to another nonconforming use if the Board determines that the proposed new nonconforming use is "equally appropriate or more appropriate to the district than the existing non-conforming use."

Restoring two of the original guest rooms would not materially impact the district in which the property is located. The two restored rooms would increase total guest rooms by less than 1%. Ample parking already exists in the adjacent County parking deck which is attached to the hotel by a second floor walkway, and any traffic impact would be negligible.

In addition to the foregoing, the following are written responses to the criteria and information required under Section 54-220 for the Accommodations Overlay District for the above-referenced project:

- a) *the accommodations use will not result in a net loss of dwelling units that have been occupied within five years of the date of application for the exception; provided however, the BZA-Z may approve the alteration or replacement of such existing dwelling units on the same site as the accommodations use, or within a radius of one quarter (¼) mile from the site if the proposed off site location does not result in an over concentration of low income households, as defined by the U.S. Department of Housing and Urban Development, as adjusted by the Department of Housing and Community Development; and provided further, the BZA-Z shall require any such*

*alteration or replacement to include dwelling units of substantially the same size and type of those being altered or replaced and shall require that no certificate of occupancy shall be issued for the accommodations uses until either a certificate of occupancy has been issued for all dwelling units being altered or replaced or irrevocable bonds or letters of credit in favor of the City in amounts equivalent to one hundred twenty-five (125%) per cent of the costs to complete construction or renovation of the dwelling units, as determined by the Chief Building Inspector, has been filed with the City: **Not applicable.***

- b) *the accommodations use, if located in the Accommodations Overlay on the peninsula, will not reduce or displace more than 25% of office space that has been used for such purpose within five years of the application for the exception: **Not applicable.***
- c) *the accommodations use, if located in the Accommodations Overlay on the peninsula, will not displace more than 25% of the linear frontage of existing ground floor storefront retail space on the property: **Not applicable.***
- d) *the location of the accommodations use will not significantly increase automobile traffic on streets within residential districts: **The traffic impact of two additional rooms will be immaterial. In addition, the project is located in a commercial/business district between Meeting and King Streets with immediate access to primary arterial streets and highways. Access to the property will not require traversing any residential neighborhoods; therefore, there will be no increase in automobile traffic on streets within residential neighborhoods.***
- e) *the location of the accommodations use will contribute to the maintenance, or creation, of a diverse mixed-use district: **The property is generally surrounded by office, retail, restaurant, and civic uses. The two additional guest rooms will not impact the mixed use character of the district.***
- f) *the total square footage of interior and exterior floor area for restaurant and bar space in the proposed accommodations use, including restaurant/bar patron use areas, bar areas, kitchen, storage, and bathroom facilities, shall not exceed 12 percent of the total interior, conditioned floor area in the accommodations use, except that each accommodations use shall be permitted to exempt from the calculation of total restaurant floor area one interior, ground floor restaurant tenant space if the total tenant space does not exceed 2,000 square feet, the restaurant tenant does not serve alcoholic beverages, and the exempt restaurant tenant space is clearly labeled with these restrictions on the floor plans submitted with the application for this zoning special exception: **The restaurant and bar space are not being increased by this request.***
- g) *the accommodations use proposed guest drop off and pick up area(s) is located outside the public right-of-way and on the property utilized for the accommodations use if the accommodations use contains more than 50 sleeping units, and if 50 sleeping units or less, the proposed guest drop off and pick up area(s) are located outside the public right-of-way if feasible, and the location and design of the guest drop-off and pick-up area(s) has been reviewed by the Department of Traffic and Transportation and determined to be safe and not be an impediment to traffic and that every effort has been made to minimize traffic impacts: **The guest drop off and pick up is not being altered by this request.***
- h) *the total number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located is equal to or exceeds ten (10) sleeping units: **Yes.***

- i) *within areas of the accommodations overlay zone designated as "A-1", "A-2", "A-3", "A-4", "A-5", "A-6", or "A-7" on the zoning map, the number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located shall not exceed 50 in areas designated "A-1"; 180 in areas designated "A-2"; 225 in areas designated "A-3"; 100 in areas designated "A-4"; 150 in areas designated "A-5"; 69 in areas designated "A-6"; and 175 in areas designated "A-7"; provided, however, that within the portion of the area designated "A-1" bounded by King Street on the west, Meeting Street on the east, Mary Street on the south and Line Street on the north (the "Full-Service Corridor"), the number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located may exceed 50, but shall not exceed 250, if the accommodations use qualifies as a Full-Service Hotel, meaning that the accommodations use provides 20,000 or more square feet of meeting, conference and banquet space of which 15,000 square feet thereof is contiguous, an on-site restaurant that serves breakfast, lunch and dinner seven days a week and other services such as a concierge, a spa/health club, laundry, turndown service, newspaper delivery, security personnel and airport shuttle; and in no event shall any accommodations use on the peninsula exceed 250 sleeping units: **The property is within the A-1 accommodations overlay area. The existing hotel predated this limitation and is a legal nonconforming use. This request would increase from 216 to 218 guest rooms as a nonconforming use.***
- j) *the proposed accommodations use will not share any of its buildings, structures, facilities, or operations with another accommodations use: **The accommodations use on the property will not share its building, facilities, or on-site operations with another accommodations use.***
- k) *(1) The proposed accommodations use incorporates meeting and conference space at a ratio of 400 square feet per 10 sleeping units, or fraction thereof, with respect to the first 150 sleeping units, and incorporates meeting and conference space at a ratio of 1000 square feet for every 10 sleeping units, or fraction thereof, exceeding 150 sleeping units. In either case, at least 75% of the meeting and conference space shall be contiguous; (2) Notwithstanding subsection k(1) hereof, if the accommodations use contains more than 50 sleeping units and is located in the Full-Service Corridor, the provisions of subsection (i) hereof shall govern the square footage of required meeting and conference space: **The existing meeting space is not being altered by this request.***
- l) *the proposed accommodations use will not result in there being more than eight (8) Full-Service Hotels on the peninsula, inclusive of those Full-Service Hotels existing on the peninsula and those with approved special exceptions as of the effective date of the ordinance from which this section derives; for purposes of this subsection (l) only, a Full-Service Hotel means a Full-Service Hotel as defined in subsection (i) having in excess of 150 sleeping units: **This request will not increase the total number of Full-Service Hotels on the peninsula.***
- m) *to assist in providing affordable housing opportunities for its employees, the applicant for the accommodations use commits to contribute to the City of Charleston Affordable/Workforce Housing Account a fee payable upon the issuance of a Certificate of Occupancy, calculated as follows: \$5.10 per square foot of area used for sleeping units and the hallways adjacent to sleeping units, stairwells and elevators: **Not applicable.***

Application requirements. In making the findings required in subsection b.1, the Board of Zoning Appeals-Zoning shall consider the following information to be provided by the applicant in site plans,

floor plans and building elevations that will govern the construction of the building in which the accommodations use is located, along with a detailed written assessment report to be submitted with the application:

1. *The number of existing dwelling units on the property, including units on the property that were occupied as dwelling units within five years of the date of the application for the exception, the type of unit (rental or owner-occupied; one-family detached; one-family attached; two-family or multi-family; occupied or unoccupied), by income range of the most recent occupant(s), the rental price for rental units and market price for owner occupied units relative to the area median income figures that are determined annually by the U.S. Department of Housing and Urban Development and adjusted by the City of Charleston Department of Housing and Community Development, or its successor, the physical condition of the units (sound, deficient, deteriorated or dilapidated), the square footage and number of bedrooms in each unit, and if the units are proposed to be physically altered or replaced, a description and plan showing the square footage and number of bedrooms in the altered or replaced units, and their location: **Not applicable.***
2. *The effect of the physical alteration or replacement or relocation of dwelling units on the housing stock of a particular type on the property and whether a condition should be attached to a special exception approval for the accommodations use requiring a minimum percentage of the dwelling units on the property or replaced off-site to remain affordable based on the annually updated median area income values: **Not applicable.***
3. *The presence of office space on the property, or the presence of spaces on the property that were occupied as office spaces within five years of the date of application for the exception: **Not applicable.***
4. *The linear frontage of existing ground floor storefront retail space on the property: **Not applicable.***
5. *The location and design of guest drop off and pick up areas for the accommodations use: **No change.***
6. *The cumulative number of vehicle trips generated by the proposed accommodations use and other accommodations uses that are either existing or approved within an area identified by the Department of Traffic and Transportation, the traffic circulation pattern serving the accommodations use and efforts made to minimize traffic impacts: **No material change to existing traffic patterns.***
7. *The distance of the main entrance and parking entrance of the accommodations use from a road classified as an arterial or collector road: **The main entrance to the hotel is located on Meeting Street, and the vehicular parking entrance is located on Queen Street, which intersects at either end of the block with King and Meetings Streets as the closest arterial roads to the project.***
8. *The land uses within five hundred feet (500') of the accommodations use, to include the location, square footage, and number of rooms in existing accommodations uses and accommodations uses that have been approved: **The predominant land uses within 500' of the project include primarily commercial uses – a parking garage, Hibernian Hall, County office building and***

courts, City Hall, the Gibbes Museum, various retail stores, businesses, restaurants, and offices.

9. *The proximity of residential districts to the accommodations use:* **The existing context is primarily non-residential. The closest single family residential neighborhoods are located on Queen Street and Chalmers Street, separated from the hotel by Meeting Street and the commercial properties on the east side of Meeting Street.**
10. *The accessory uses proposed for the accommodations use, such as restaurants, spas, bars, pools and the like, in terms of their location, size, impact on parking, traffic generation, noise or odors in or to a residential district:* **No change to accessory uses is being requested.**
11. *The demonstrated provision of off-street parking at the rate of two spaces that meet the design requirements of section 54-318 for each three sleeping units, provided however, the utilization of mechanical or other means of parking that meet the ratio of two spaces for each three sleeping units shall be allowed:* **Off street parking for the hotel is provided in the County parking deck adjacent and connected to the hotel, which has ample parking for the two additional guest rooms.**
12. *The presence of industrial uses and uses which use, store, or produce toxic or hazardous materials in quantities in excess of those specified by the EPA listing of toxic and hazardous materials, within five hundred feet (500') of the accommodations use:* **No known industrial uses which use, store or produce toxic or hazardous materials in quantities in excess of those specified by the EPA listing of toxic and hazardous materials are located within 500' of the project.**
13. *The commitment to environmental sustainability and recycling:* **The design intent would be committed to sustainability and the reduction of waste through recycling.**
14. *The distance of the accommodations use from major tourist attractions:* **The project is located within walking distance to most major attractions on the Charleston peninsula.**
15. *The distance of the accommodations use from existing or planned transit facilities:* **The project is located on CARTA routes.**
16. *The long term provision of on- or off-site parking for employees who drive vehicles to work, including an estimate of the number of employees that will drive to work during the maximum shift and the location of parking spaces to be provided, and the demonstrated provision of free transit passes or other incentives to encourage employee use of public transportation:* **The two additional guest rooms will not increase the number of employees of the hotel.**
17. *The number of sleeping units proposed as part of the accommodations use:* **The proposed hotel will have 218 guest rooms.**
18. *The provision of shuttle bus services to and from the Historic Districts by accommodations uses with more than 50 sleeping units located outside the area designated "A-1" through "A-6" on the zoning map:* **Not applicable – the property is in the A-1 area.**

19. *The commitment to make affirmative, good faith efforts to see that construction and procurement opportunities are available to MBEs (minority business enterprises) and WBEs (women business enterprises) as outlined in section 2-268 (e)(1), (2), and (3) of the Code of the City of Charleston:* **The owner will continue to commit to make affirmative, good faith efforts to see that construction and procurement opportunities are available to MBEs and WBEs.**

20. *The commitment to make affirmative, good faith efforts to hire personnel, representative of the population of the Charleston community, at all employment levels:* **The owner will continue to commit to make affirmative good faith efforts to hire personnel representative of the Charleston community at all employment levels.**

Agenda Item #B-10

210 GORDON STREET

TMS # 463-10-03-064

(WAGENER TERRACE)

Request special exception under Sec. 54-110 to allow a 2-story addition that extends a non-conforming 5.94-ft. east side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a 2-story addition with a 3-ft. rear setback (25-ft. required).

Zoned SR-2



 Subject Property





City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☒ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: _____

Property Address 210 Gordon Street TMS # 463-10-03-064

Property Owner Erik Hofstrom Daytime Phone 843-697-4227

Applicant Erik Hofstrom Daytime Phone 843-697-4227

Applicant's Mailing Address 210 Gordon Street Charleston, SC 29403

E-mail Address erikhofstrom@gmail.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Same

Zoning of property _____

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES or NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Erik Hofstrom Date 10/21/2021

For office use only

Date application received _____ Time application received _____
 Staffperson _____ Fee \$ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

We are asking that the approved variance from March 2019 be honored. We've developed a new plan that falls

within the approved 3' rear property line setback we were granted and were instructed was vested given we applied

for a BAR approval that took until April of 2021 to resolve.

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

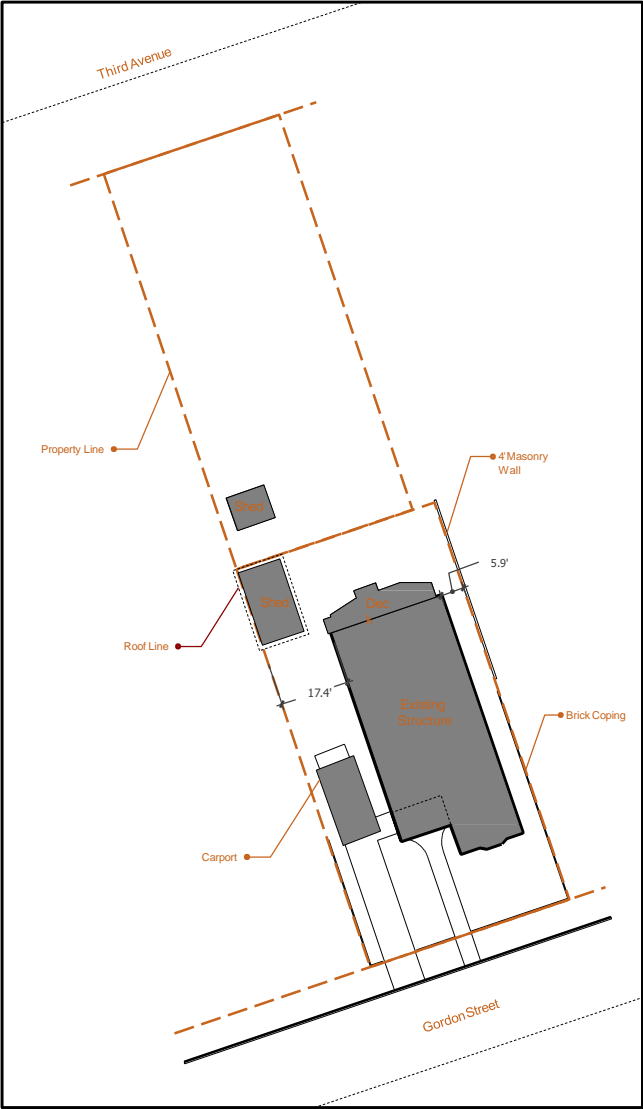
For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

We are applying to retain the special exception that was granted March 2019 for an addition on our house. We

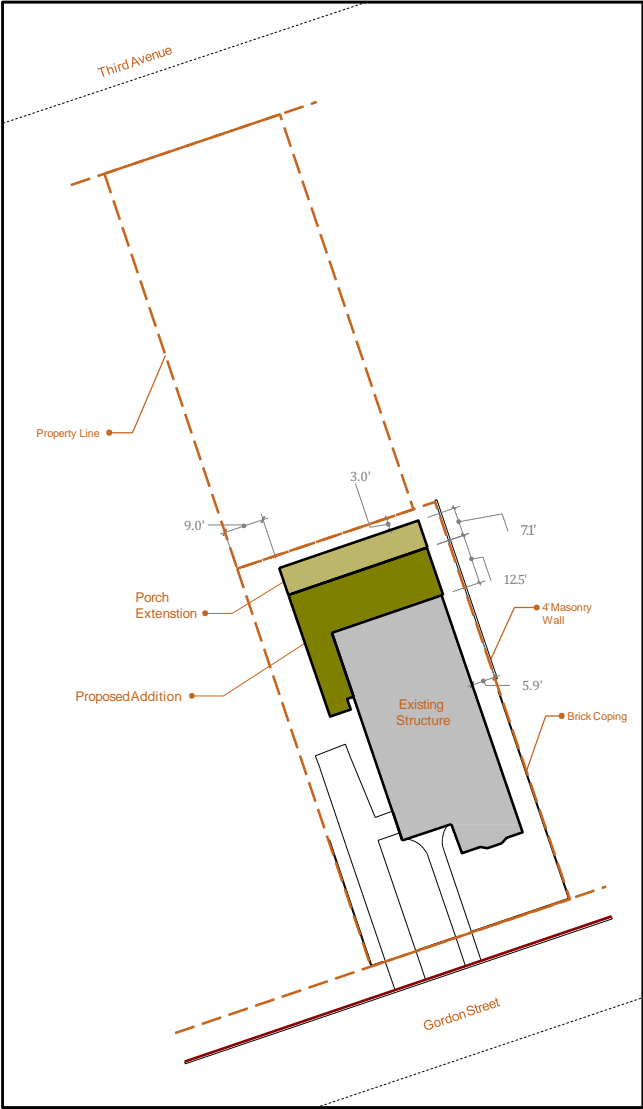
were of the understanding we were vested resulting from our BAR application in June 2020 that was not resolved

until April of 2021. We've developed a different roofline that falls within the same footprint.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



SITE PLAN - Existing
scale: 1" = 20'



SITE PLAN - Proposed
scale: 1" = 20'

*Brown Dog CAD Services, LLC is not responsible for dimension verification. All dimensions must be field verified.

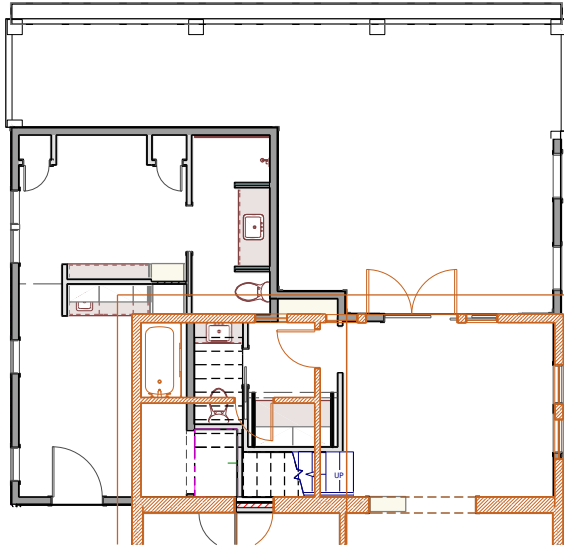


HOFSTROM RESIDENCE

Proposed Addition
 210 Gordon Street, Charleston, South Carolina,
 29401

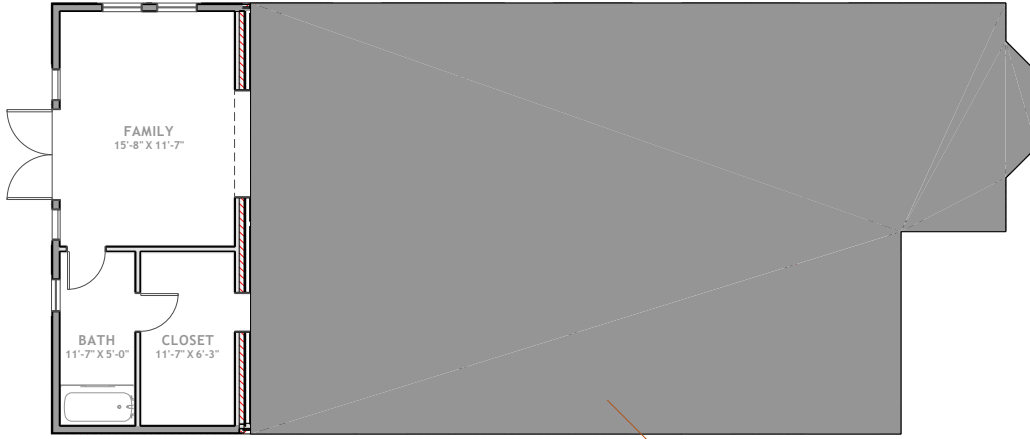
Drawing Index	
Sheet	Title
1	
2	First Floor Plan Details
3	Second Floor Plan Details
4	
5	Elevations
6	Schedules
7	Renderers

REVISION TABLE		
NUMBER	DATE	REVISED BY



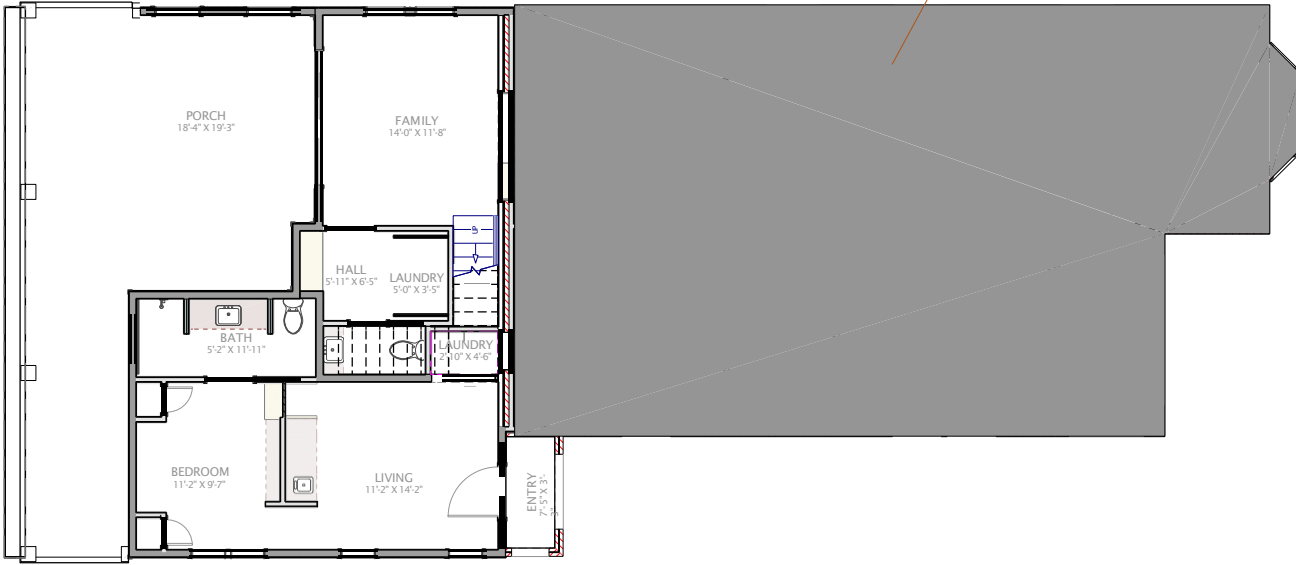
As-Built Walls

FIRST FLOOR PLAN - As-Built Walls
SCALE: 1/4" = 1'



FIRST FLOOR PLAN - Existing
SCALE: 1/4" = 1'

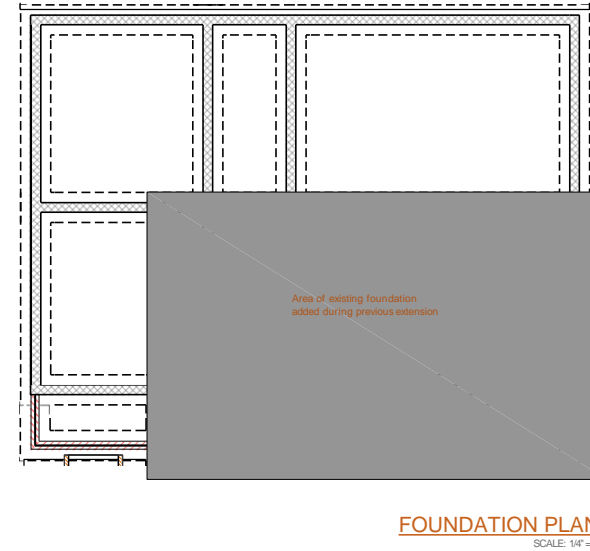
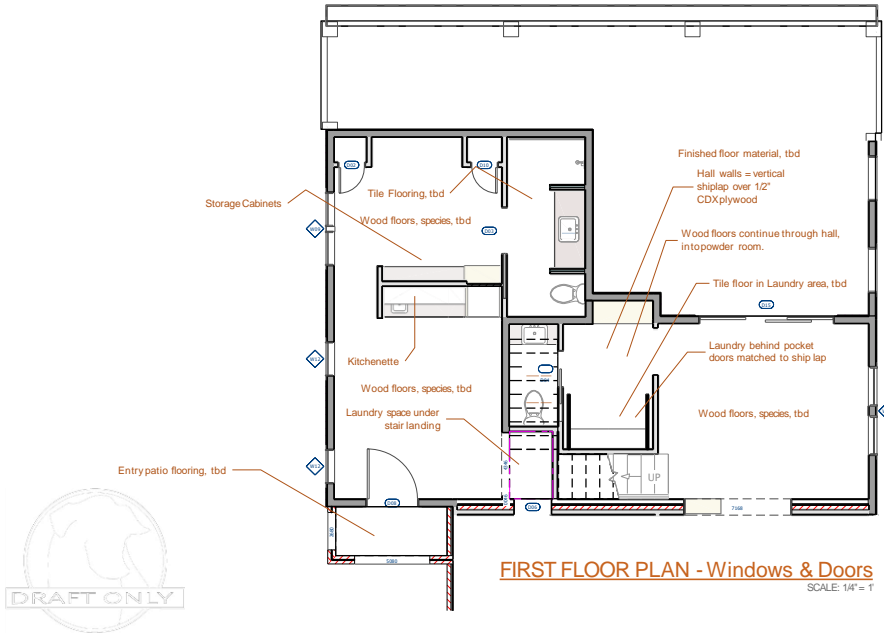
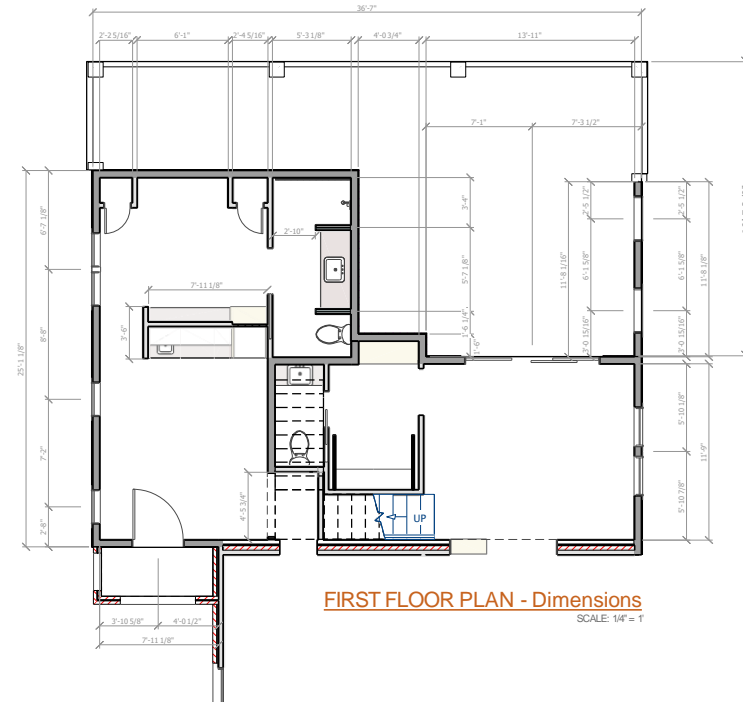
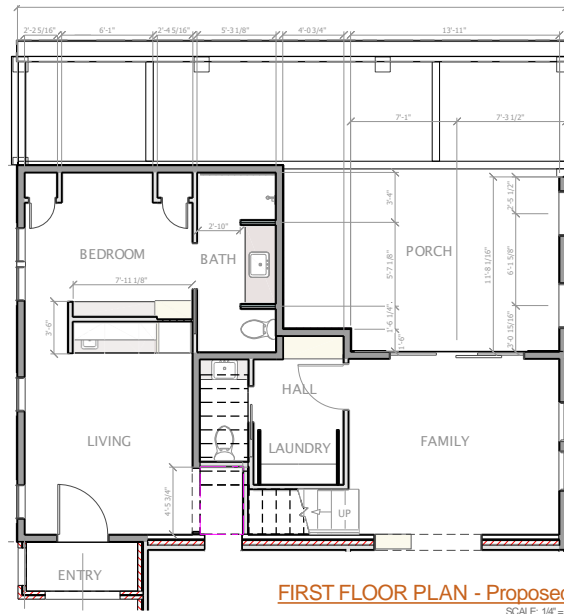
Shaded area not part of current project

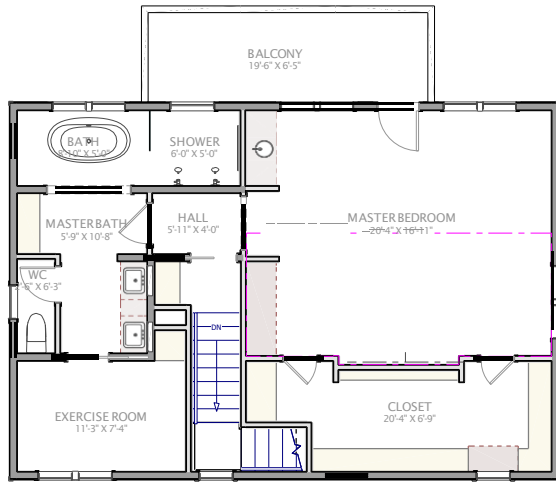


FIRST FLOOR PLAN - Proposed Addition
SCALE: 1/4" = 1'

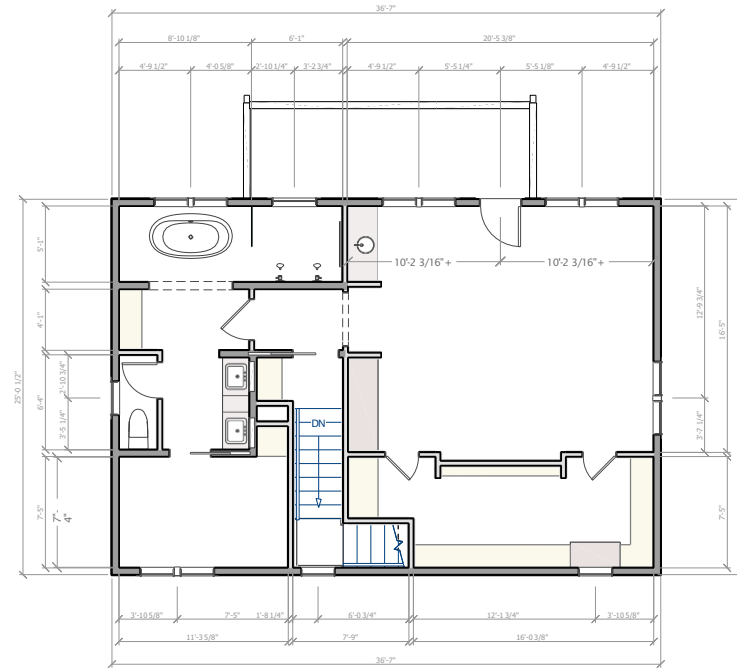


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* These plans are provided to convey design intent & scope. They do not supercede the builder's nor the respective trades' responsibility to verify that all information listed and work performed is in accordance with equipment use, applicable codes and actual jobsite dimensions and conditions.

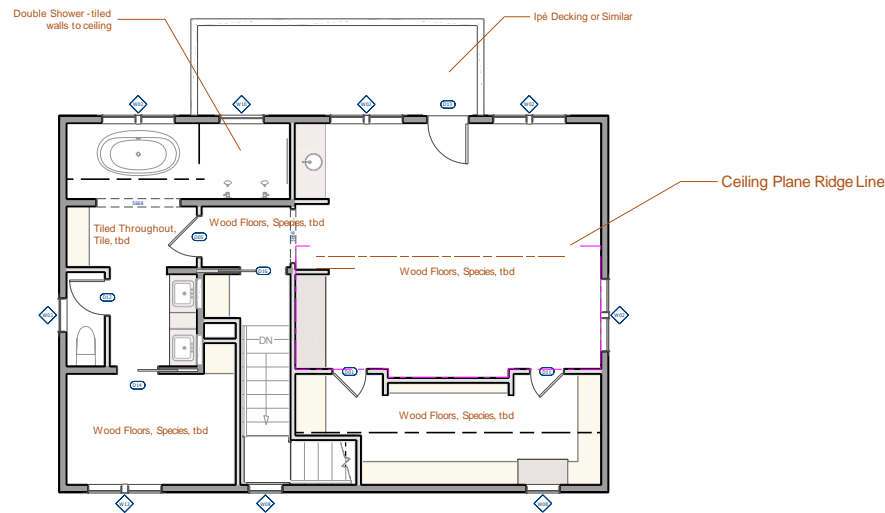




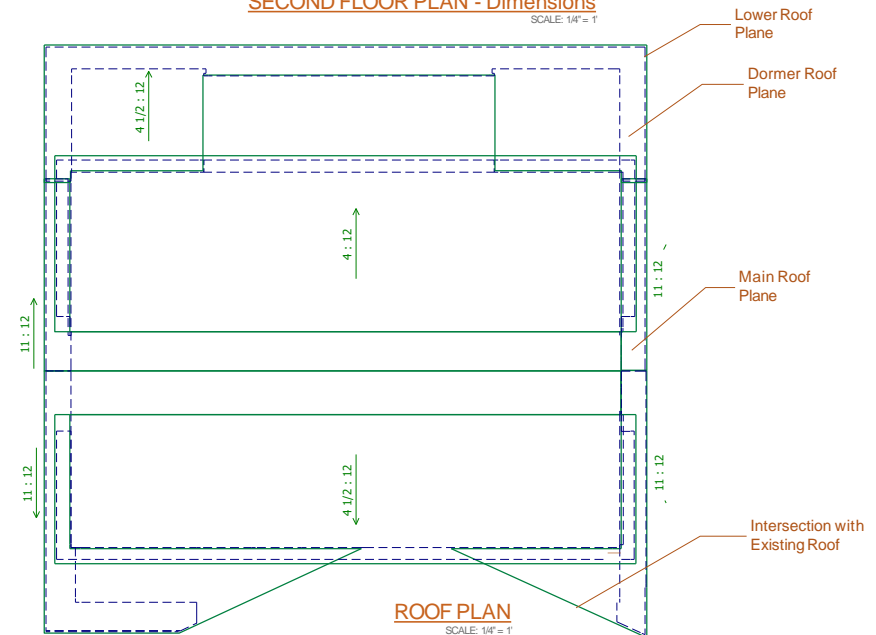
SECOND FLOOR PLAN - Proposed
SCALE: 1/4" = 1'



SECOND FLOOR PLAN - Dimensions
SCALE: 1/4" = 1'



SECOND FLOOR PLAN - Windows & Doors
SCALE: 1/4" = 1'

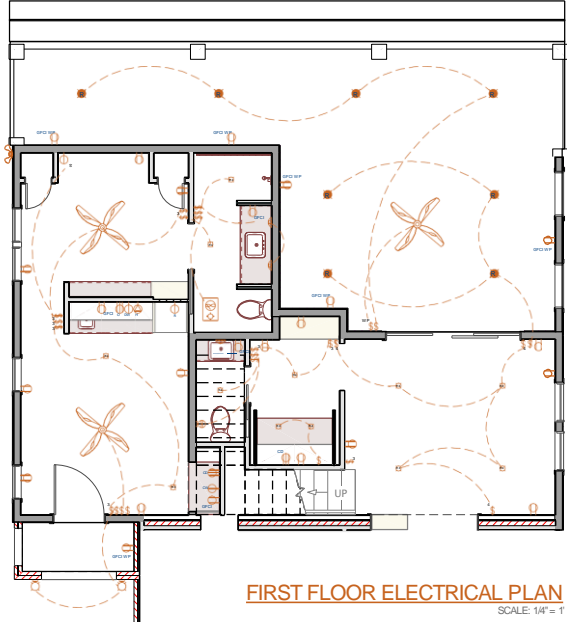


ROOF PLAN
SCALE: 1/4" = 1'

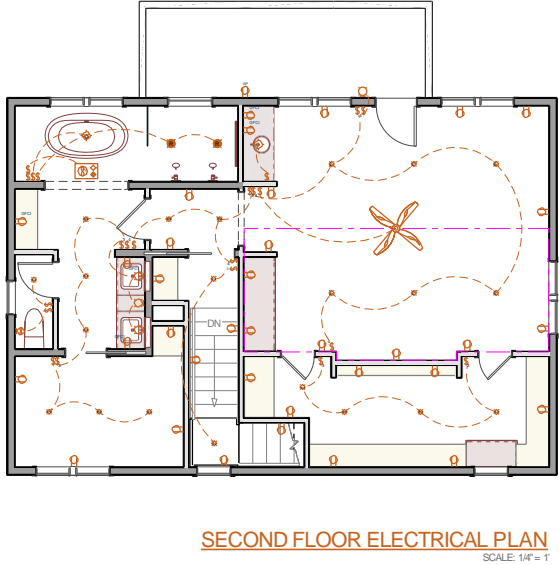


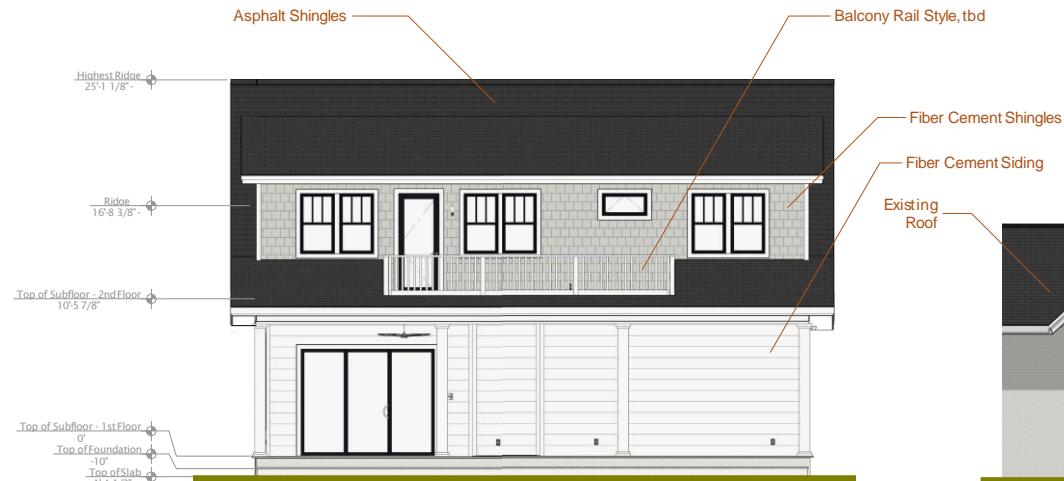


Symbol	Electrical Schedule			
	Number	Qty	Floor	Description
	E01	1	1	Exhaust(light)
	E02	1	1	Spotlight 2Motion Sensor
	E03	6	1	GFCIWP
	E04	3	1	FourWay
	E05	12	1	Single Pole
	E06	7	1	ThreeWay
	E07	1	1	Three Way Switch
	E08	1	1	Weatherproof
	E09	2	1	ClothesDryer
	E10	14	1	Duplex
	E11	4	1	GFCI
	E12	12	1	Recessed Down Light 4
	E13	3	1	Silverado(light)
	E14	1	1	Switch w/Single Receptacle
	E15	2	1	LystrageSconce
	E16	8	1	Recessed Vapor Light
	E17	3	1	GranTecs
	E18	1	1	Refrigerator
	E19	1	1	Oven
	E20	1	1	Dishwasher
	E21	1	1	Hood w/Vent
	E22	1	1	Exhaust (wallmounted)

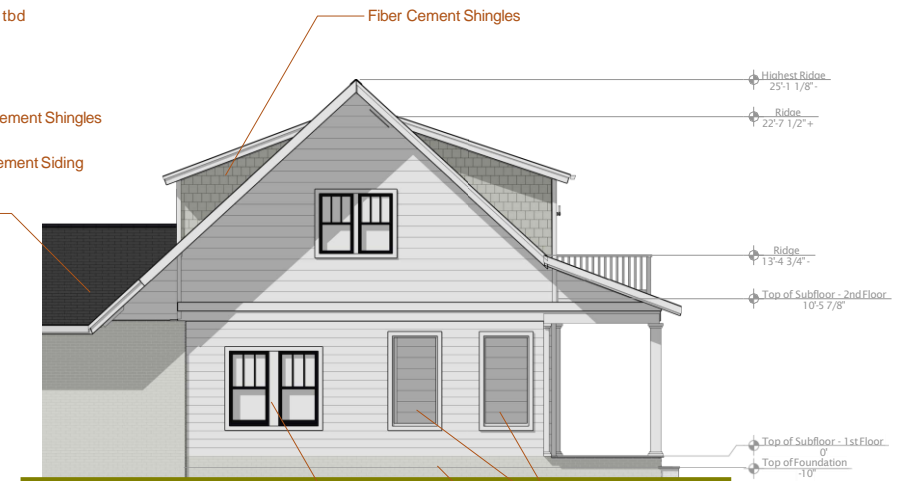


Symbol	Electrical Schedule			
	Number	Qty	Floor	Description
	E23	1	2	3-Way Switch
	E24	1	2	Double Switch
	E25	30	2	Duplex
	E26	1	2	Duplex Weatherproof
	E27	1	2	Exhaust (light, heat lamp)
	E28	1	2	Exhaust (wallmounted)
	E29	6	2	FourWay
	E30	5	2	GFCI
	E31	1	2	LystrageSconce
	E32	3	2	PoleSconce
	E33	2	2	Recessed Down Light 4
	E34	2	2	Recessed Vapor Light
	E35	1	2	Silverado(light)
	E36	9	2	Single Pole
	E37	4	2	ThreeWay
	E38	2	2	Traditional Pendant

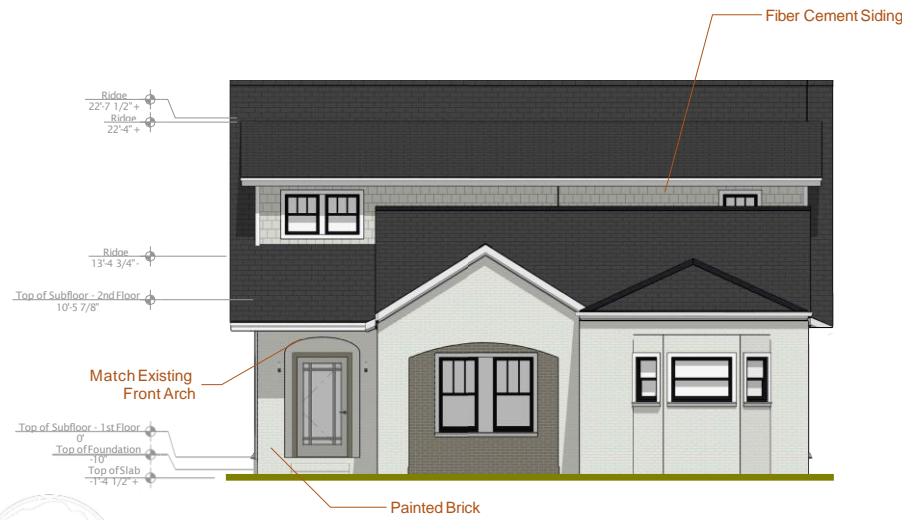




NORTH ELEVATION
SCALE: 1/4" = 1'



EAST ELEVATION
SCALE: 1/4" = 1'



SOUTH ELEVATION
SCALE: 1/4" = 1'



WEST ELEVATION
SCALE: 1/4" = 1'

Brown Dog CAD Services, Llc :: www.bmdwg.com :: Friday, October 15, 2021
















Elevations













**HOFSTROM
RESIDENCE**



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Door Schedule						
Sh Exterior Elevation	Number	Label	Qty	Door Size	Description	
	201	2268	1	2268 R IN	Hinged Door P10	
	202	1868	1	1868 R IN	Hinged Door P10	
	203	3068	1	3068 L	Pocket Door P10	
	204	2468	1	2468 L	Pocket Door P10	
	205	2868	1	2868 R IN	Hinged Door P10	
	206	2630	1	2630 L IN	Hinged Slab	
	208	3468	1	3468 L EX	ext. Hinged Door F06	
	209	3070	1	3070 R IN	Hinged Door P10	
	210	1868	1	1868 L IN	Hinged Door P10	
	211	2268	1	2268 L IN	Hinged Door P10	
	212	2468	1	2468 R IN	Hinged Door P10	
	213	2870	1	2870 L EX	ext. Hinged Glass Panel	
	214	2868	1	2868 R	Pocket Door P10	
	215	ELSPD9070 OKO L	1	61172	ext. Triple Slider Glass Panel	
	216	3068	1	3068 R	Pocket Door P10	

Window Schedule						
Sh Exterior Elevation	Number	Label	Qty	Window Size	Description	Manufacturer
	W01	2030DH	2	2030DH	Double Hung	
	W02	41140MU	4	41140	Multif Unit	Andersen
	W03	2340DH	1	2340DH	Double Hung	Andersen 400Series
	W06	51150MU	1	51150	Multif Unit	Andersen 400Series
	W07	3041DH	3	3041DH	Double Hung	Andersen
	W08	2328DH	2	2328DH	Double Hung	Andersen 400Series
	W09	411411MU	1	411411	Multif Unit	Andersen
	W10	3016AW	1	3016AW	Single Awning	Andersen
	W11	4030DH	1	4030DH	Double Hung	
	W12	23411DH	2	23411DH	Double Hung	Andersen 400Series
	W13	41128MU	1	41128	Multif Unit	Andersen
	W14	2850DH	1	2850DH	Double Hung	

* Brown Dog CAD Services, Llc is not responsible for dimension verification. All dimensions must be field verified.
* These plans are provided to convey design intent & scope. They do not supercede the builder's nor the respective trades' responsibility to verify that all information listed and work performed is in accordance with equipment use, applicable codes and actual jobsite dimensions and conditions.



Northeast Corner



Northwest Corner



Southwest Corner



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